



**24 Fiskerton Road, Cherry Willingham,
Lincoln, LN3 4LA**



Book a Viewing!

£295,000

Ideally occupying a generous corner plot with attractive open field views to the front, this extended four-bedroom detached family home offers spacious and versatile accommodation throughout. The well proportioned living space comprises an Entrance Hall, Cloakroom/WC, Lounge, Dining Room, Conservatory, fitted Kitchen, Utility Room, First Floor Landing, four Bedrooms, a Shower Room and a separate WC. Outside, the property benefits from established lawned gardens to the front, side and rear, providing excellent outdoor space for families and keen gardeners alike. A lengthy driveway offers ample off street parking and leads to an exceptionally large garage, ideal for vehicle storage, a workshop or further potential use. Viewing is highly recommended to fully appreciate the space, position and open outlook this impressive home has to offer. NO CHAIN.





LOCATION

Fiskerton Road occupies a popular position within Cherry Willingham, with the property enjoying the particular benefit of being directly opposite Cherry Fields, a local nature area providing an attractive open outlook and opportunities to enjoy the surrounding countryside. Cherry Willingham is a well established village offering a good range of everyday amenities, including shops, schooling, community facilities and local recreational areas. The village is conveniently positioned for access to Lincoln and the surrounding villages, making it an appealing location for those looking for a quieter setting while remaining within easy reach of the City and its extensive range of shopping, leisure and employment opportunities.

ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor, double glazed window to the front aspect, storage cupboard and radiator.



CLOAKROOM/WC

With close coupled WC and wash hand basin.

LOUNGE

20' 11" x 14' 10" (6.38m x 4.53m) With double glazed window to the front aspect, French doors to the conservatory, electric fire set within a feature fire surround and two radiators.

DINING ROOM

11' 2" x 10' 11" (3.41m x 3.34m) With double glazed window to the side aspect and radiator.

CONSERVATORY

17' 9" x 6' 3" (5.43m x 1.92m) With access to side garden and Ash Grove.

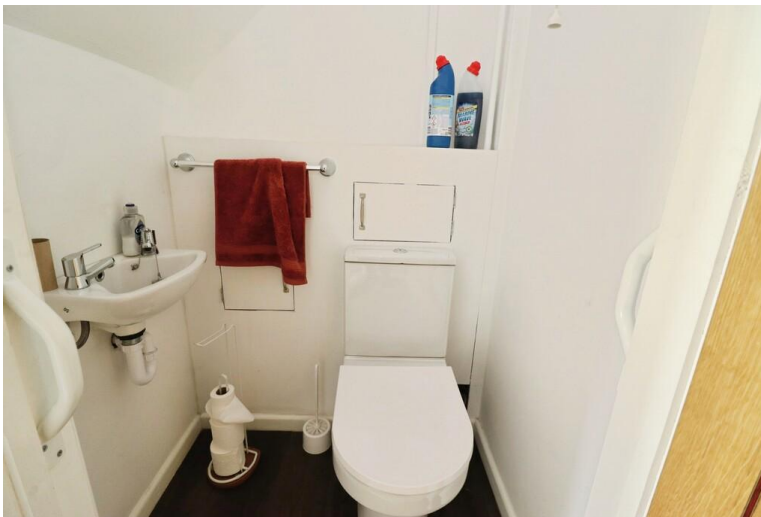


KITCHEN

11' 10" x 8' 8" (3.62m x 2.65m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and hob, integrated fridge and dishwasher, gas fired central heating boiler, tiled splashbacks and double glazed window to the side aspect.

UTILITY ROOM

11' 4" x 6' 1" (3.47m x 1.86m) With spaces for washing machine and tumble dryer, double glazed windows to the side and rear aspects and door to the garden.



FIRST FLOOR LANDING

With airing cupboard and double glazed window to the side aspect.

BEDROOM 1

13' 4" x 11' 8" (4.07m x 3.56m) With double glazed window to the front aspect and radiator.

BEDROOM 2

11' 2" x 10' 11" (3.42m x 3.34m) With double glazed window to the side aspect and radiator.

BEDROOM 3

8' 11" x 8' 10" (2.74m x 2.70m) With double glazed window to the side aspect and radiator.

BEDROOM 4

10' 2" x 6' 2" (3.12m x 1.90m) With double glazed window to the front aspect and radiator.



SHOWER ROOM

With shower cubicle, wash hand basin in a vanity style unit, chrome towel radiator and double glazed window to the side aspect.



SEPARATE WC

With close coupled WC and double glazed window to the rear aspect.

OUTSIDE

The property sits on a generous corner plot of approximately 0.17 acres (STS). To the front is a lawned garden with flowerbeds and mature trees and shrubs inset. A driveway provides ample off street parking for multiple vehicles and access to the garage. To the rear is an enclosed garden laid mainly to lawn with patio seating areas, mature shrubs, flowerbeds and fruit trees. In addition there is an area of lawned garden to the side of the property.

GARAGE

47' 4" x 11' 11 (max)" (14.43m x 3.63m) With electric roller door to the front, side personnel door, three double glazed windows, light and power.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](#)

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BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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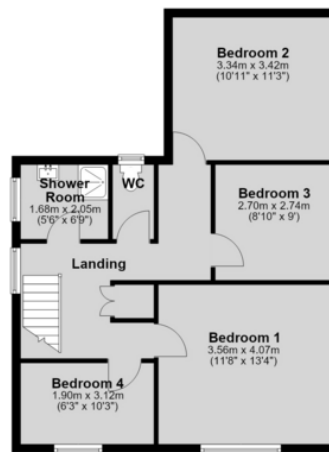
Ground Floor

Approx. 129.3 sq. metres (1392.0 sq. feet)



First Floor

Approx. 58.6 sq. metres (630.6 sq. feet)



Total area: approx. 187.9 sq. metres (2022.5 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

