



- Spacious Detached Bungalow
- Very Well-Presented Throughout
- Non Estate Village Position
- Two Generous Double Bedrooms

- 14'0" Lounge & 13'0" Dining Room
- Driveway & Integral Garage
- Fully Enclosed Rear Garden
- CHAIN FREE!

Alberta, High Street, Fiskerton, LN3 4HF
£245,000





Starkey&Brown is pleased to offer for sale this very well presented and spacious detached bungalow which stands in a pleasant non-estate position within the village of Fiskerton. Accommodation briefly comprises an entrance hallway, 14'0" lounge, 13'0" dining room with sliding patio door leading into the conservatory, 10'4" kitchen, two generous double bedrooms, and a modern shower room. Outside, the property benefits from a block paved driveway with space for several vehicles, an integral garage with remote control roller shutter door and a fully enclosed garden to the rear. No chain! Council tax band: C. Freehold.



Entrance Hallway

Having a part glazed front entrance door, a radiator, a coved ceiling, a storage cupboard, and access to the loft with a loft ladder.

Lounge

14' 0" x 12' 0" (4.26m x 3.65m)

Having a cast-iron log burner fireplace with slate hearth and brick built inset, a radiator and a coved ceiling.

Dining Room

13' 0" x 11' 4" (3.96m x 3.45m)

Having a radiator, a coved ceiling, and a sliding patio door leading into:

Conservatory

13' 1" max x 7' 10" max (3.98m x 2.39m)

Being of uPVC construction with a brick-built base and roof lantern, fitted window blinds and wall lights.

Kitchen

10' 4" x 9' 4" (3.15m x 2.84m)

Having a range of matching wall and base units, a larder unit, glass display cabinet, corner display shelving, wine rack, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in eye level oven, gas hob with cooker hood over, plumbing for a washing machine, space for a fridge, storage cupboard, ceramic tiled floor, a radiator and door leading to garden.

Bedroom 1

13' 3" x 12' 0" (4.04m x 3.65m)

Having a radiator.

Bedroom 2

11' 4" x 11' 1" max (3.45m x 3.38m)

Having a radiator.

Shower Room

Having spacious three-piece suite comprising tiled shower cubicle with mains-fed rainfall shower, wash hand basin set in vanity unit, low-level WC, wood effect ceramic tiled flooring, a heated towel rail, a radiator, fully tiled walls and coved ceiling.

Outside Front

To the front of the property is a block paved driveway and turning area with space for several vehicles, a flowerbed to include a variety of plants and shrubs, a gravelled garden area to the side, and outside lighting. Gates on both sides leading to the rear garden.

Garage

16' 0" x 9' 0" (4.87m x 2.74m)

Having remote control roller shutter door, power and light, two frosted windows to the side aspect, and a central heating boiler.

Outside Rear

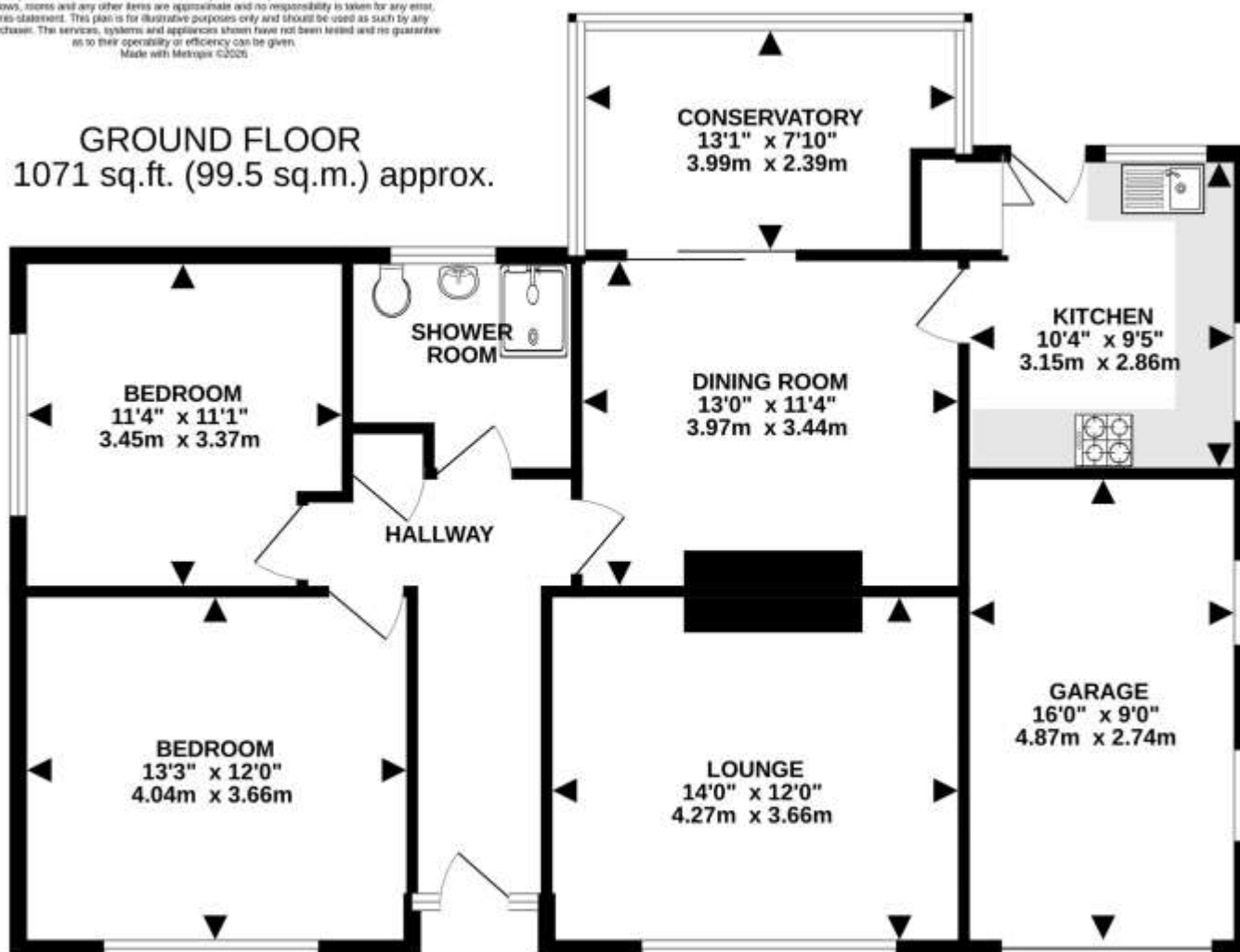
To the rear of the property is a fully enclosed lawned garden with a variety of plants and shrubs, outside lighting, a garden shed, and a cold water tap.



TOTAL FLOOR AREA: 1071 sq.ft. (99.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR 1071 sq.ft. (99.5 sq.m.) approx.



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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