

Gravelly House, Gravelly Lane,

Fiskerton, NG25 0UW

Book a Viewing!

Guide Price £695,000

Spacious and well appointed Detached Cottage situated on a large corner plot in this popular Trent Valley village which has been lovingly modernised and maintained by the present owners. Retaining all the charm and character of a property of this period which has been cleverly extended and offers accommodation which comprises, entrance hall, wc, living room, dining room, breakfast kitchen with walk-in pantry and open plan conservatory, utility room and garden room. The first floor comprises, bedroom one with en-suite, three further bedrooms and family bathroom. Outside, driveway for two cars with garage and workshop area, further side garden store and delightful enclosed well stocked rear garden with extensive patio, summer house and raised seating area for the evening sun. We highly recommend a viewing of this delightful home which is in Southwell Minster School Catchment.





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LOCATION

Fiskerton is a popular Trent Valley village approximately 3.5 miles from the Minster Town of Southwell. The village benefits from being in the Southwell Minster School and Lowes Wong School catchment area, with a school bus to the Lowes Wong School, and has a post office/store, public house and a rail link connecting Newark and Nottingham.

F4RN

Construction of the F4RN network started in 2016, and now provides fibre to the properties of over half the residents of Fiskerton and Morton. It was built by a team of volunteers with the help of local landowners. It now has a gigabit (1000 Mbps) network delivering amazing future proof broadband connections which transform online experience.F4RN is a non-profit Community Benefit Society (a special form of Limited Company).

RECENT IMPROVEMENTS

New Roof To Rear Late 2020
New Wood burner and Flue Liner 2021
New Roof To Front and Shed Feb 2022
New Front and Rear Doors April 2021
New Gas Boiler - May 2021 - Heating Programmer replaced 2025
Fitted Bedroom Furniture 2021
Insulated Garden Room Roof Feb 2025
New Burglar Alarm Aug 2022









ACCOMMODATION

ENTRANCE HALL
19' 7" x 6' 10" (5.97m x 2.08m) A UPVC glazed panel inset door gives access to the entrance hall. A wide, light and airy hall with a double glazed window to the side elevation, beamed ceiling, tiled floor, wall lights and display shelving.

LIVING ROOM
11' 6" x 23' (3.51m x 7.01m) With two double glazed windows to the front elevation, multi fuel burner with tiled hearth, wall lights, beamed ceiling, display shelving and door off to the inner hall/lobby.

CLOAKROOM/WC
8' x 3' (2.44m x 0.91m) With a low level WC, pedestal wash hand basin with splash tiling and tiled floor.

DINING ROOM
15' x 10' 1" (4.57m x 3.07m) With double glazed window to the rear elevation, wall lights, radiator and beamed ceiling.

INNER HALLWAY
With stairs off the first floor landing, beamed ceiling, radiator and under stairs storage area. Door off to the dining room, living room and Kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM
15' x 11' 10" (4.57m x 3.61m) Fitted with a range of base units with inset sink, splash tiled to the work surface, Classic Delux 90 Range with extractor, integrated dishwasher, space for a breakfast table, radiator and beamed ceiling. Door off to a large walk-in pantry with shelving and fridge freezer space.

CONSERVATORY
10' 11" x 10' 9" (3.33m x 3.28m) Brick based with double glazed windows and double glazed double door to the rear garden, wall lights and radiator.

UTILITY ROOM
14' 6" x 7' 1" (4.42m x 2.16m) With a UPVC glazed panelled stable door to the rear garden, double glazed window to the rear garden, further fridge freezer space, plumbing for a washing machine, stainless steel sink unit set within a double base unit with splash tiled surround, wall mounted Ideal Logic boiler, beamed ceiling. Large storage cupboard within a lobby area with doors off to the garden room and the garage.

GARDEN ROOM
8' 2" x 18' (2.49m x 5.49m) With double glazed double doors to the rear elevation, glazed side windows, radiator and wall lights.

FIRST FLOOR LANDING
With double glazed window to the side elevation and beamed ceiling.









BEDROOM ONE
15' x 11' 10" (4.57m x 3.61m) With a range of fitted wardrobes, including three doubles and one single wardrobe, dressing table, wall lights, access to the roof space, double glazed window to the rear elevation. Door off to the en-suite.

EN-SUITE SHOWER ROOM
6' 2" x 8' 1" (1.88m x 2.46m) Comprising of a shower, heated towel rail, low level WC, vanity wash hand basin, tiled walls and floor.

BEDROOM TWO
11' 6" x 11' 3" (3.51m x 3.43m) With double glazed window to the front elevation, radiator and corner wash hand basin with splash tiled surround set within a double cupboard.

BEDROOM THREE
9' 11" x 9' 11" (3.02m x 3.02m) With a double glazed window to the rear elevation and radiator.

BEDROOM FOUR
11' 7" x 11' 2" (3.53m x 3.4m) With a double glazed window to the front elevation, wall lights and radiator.

BATHROOM
5' x 11' 9" (1.52m x 3.58m) Comprising of panelled bath with shower over, low level WC, double cupboard, double glazed window to the side elevation, heated towel rail and vanity wash hand basin with splash tiling.

OUTSIDE

GARAGE/WORKSHOP
14' 10" x 23' (4.52m x 7.01m) With double doors, light and power, cold water tap, utility meters, circuit board, two roof lights and space for a tumble dryer.

FRONT GARDEN
Concrete off-road parking for two cars with external lighting, gravelled front garden for ease of maintenance.

REAR GARDEN
Totally enclosed within a brick boundary wall with side locked, gated access. The rear lawned garden offers a high degree of privacy with large flagstone patio area, well stocked flower/shrub boarders with established trees, a gravel pathway leads to the summer house which is situated to the corner of the garden with further raised seating area to one corner. Side bin store, side garden store additional store with light only.

SIDE GARDEN STORE
20'11 x 7'10 5'6 x 4'8 With light and power.



KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – G (Newark and Sherwood DC).

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.



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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
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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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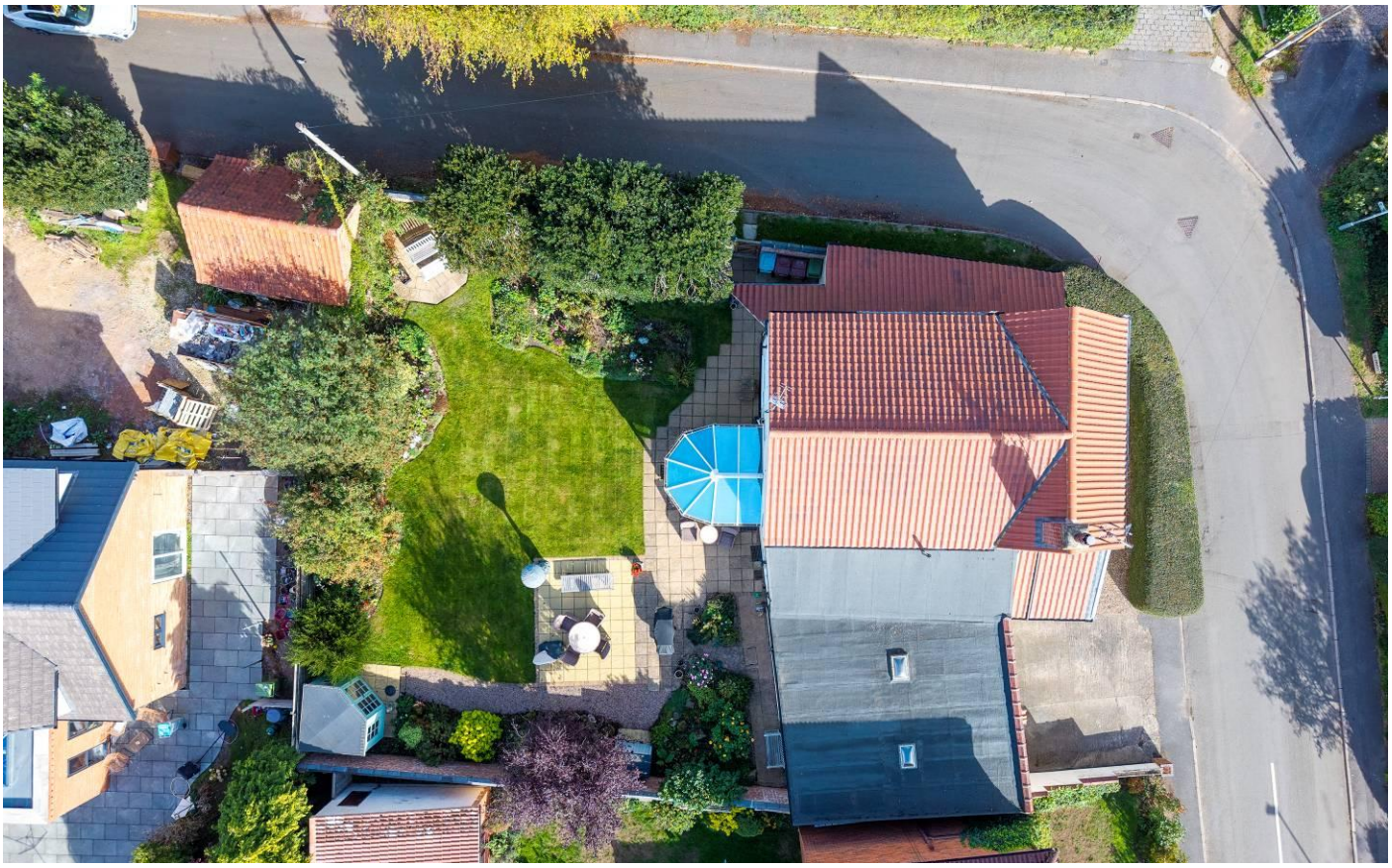
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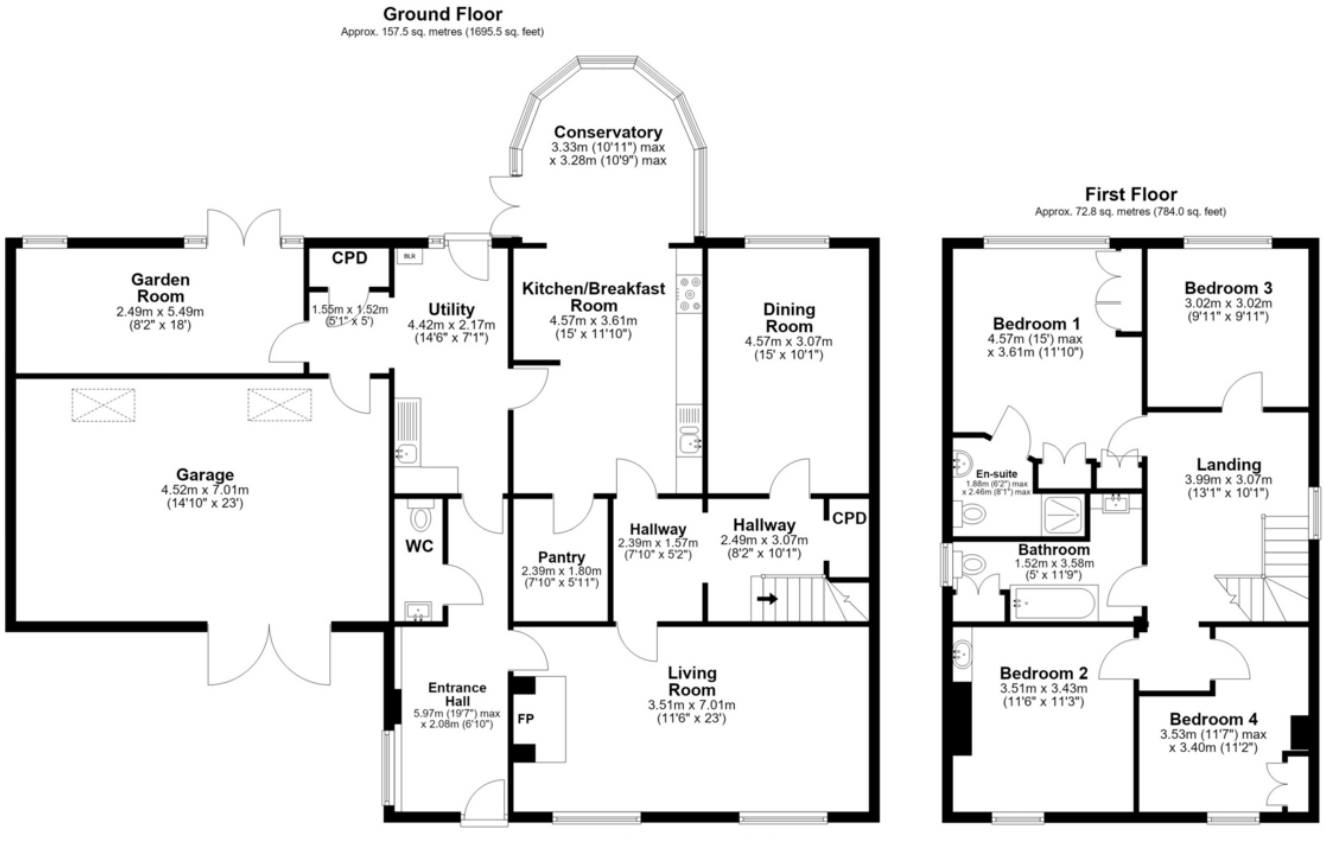












Total area: approx. 230.4 sq. metres (2479.5 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Gravelly House, Fiskerton

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

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