



Skayman Fields, Carlton-le-Moorland



Guide Price £300,000 to £310,000



## Key Features

- Extended Modern Semi Detached Home
- Four Well-Proportioned Bedrooms
- Family Bathroom & G/F WC
- Spacious Lounge
- Gorgeous Open Plan Living/Dining Kitchen
- Enclosed Rear Garden
- Single Garage & Ample Parking
- Council Tax Band: C
- EPC Rating: C
- Tenure: Freehold





Enjoying a pleasant tucked away position within a quiet cul-de-sac, this EXTENDED modern semi-detached home boasts a stunning open plan living/dining kitchen space, perfect for a family, and falls within the popular rural village of Carlton-le-Moorland, benefiting from superb access to both Lincoln and Newark-on-Trent.

The well-proportioned accommodation comprises to the ground floor: inviting entrance hall, W/C, spacious lounge and the wonderful open plan space that stretches across the rear of the property. There is a generous dining area, living/breakfast area and extensive kitchen units providing ample storage as well as appliances to include an induction hob, electric oven and combi oven. Also, French doors provide access to the rear garden, and two skylights flood this space with light. The first floor has a superb family bathroom suite, as well as three bedrooms, with stairs rising to the second floor that boasts a further large double bedroom.

Outside, the property is accessed across a small, shared driveway entrance which extends down to two separate driveways for this property, one of which is block paved in front of the single garage with roller door, and a further block paved in front of the property that provides off street parking for two more vehicles. The rear garden benefits from a wonderful degree of privacy, has a small lawned area with a paved entertaining area and some raised beds. Other features of the property include oil fired central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

#### ACCOMMODATION - Rooms & Measurements

Entrance Hall 14'0" x 7'0" (4.3m x 2.1m)

maximum measurements

Ground Floor WC 6'5" x 3'4" (2m x 1m)

Lounge 13'9" x 11'7" (4.2m x 3.5m)

Open Plan Living/Dining Kitchen: 20'8" x 19'1" (6.3m x 5.8m)

maximum measurements

First Floor Landing

Bedroom Two 14'0" x 11'9" (4.3m x 3.6m)

maximum measurements

Bedroom Three 11'11" x 11'9" (3.6m x 3.6m)

Bedroom Four 8'6" x 7'1" (2.6m x 2.2m)

Family Bathroom 8'7" x 7'1" (2.6m x 2.2m)

Second Floor Landing

Bedroom One 19'3" x 13'9" (5.9m x 4.2m)

maximum measurements

Garage 18'1" x 8'10" (5.5m x 2.7m)

Agent's Note

There is a shared driveway entrance, giving access to the property and garage.

Services

Oil fired central heating. Mains electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,506 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

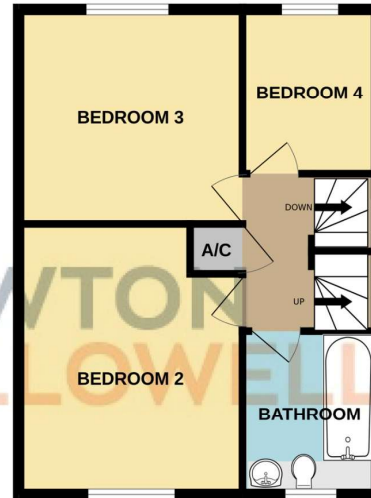
Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

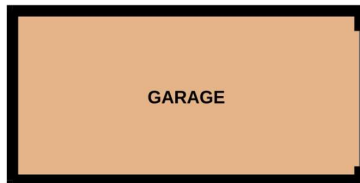
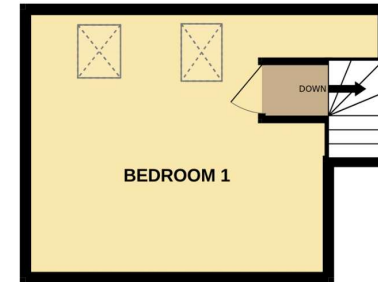
GROUND FLOOR



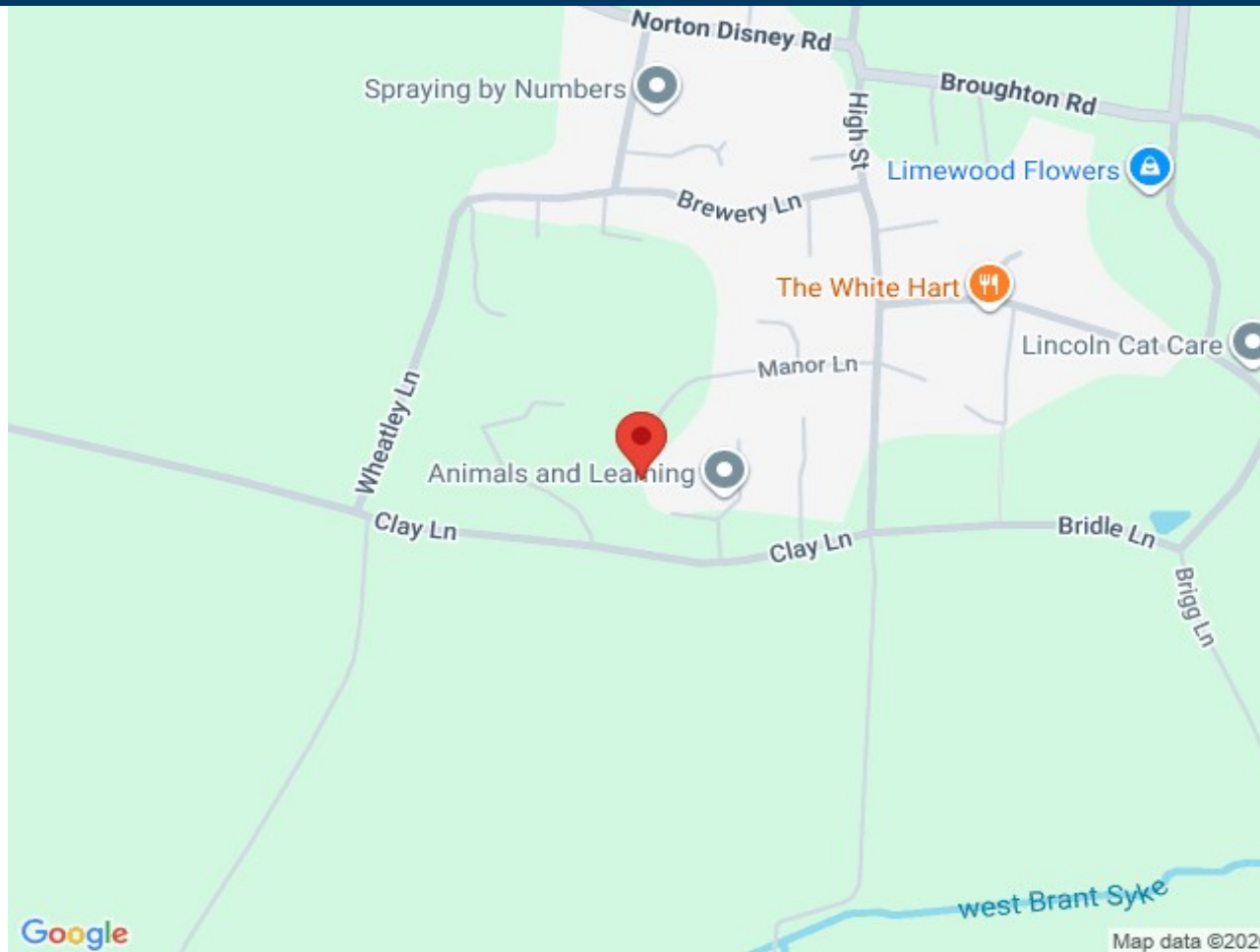
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	69 C	73 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

