



38 Holmfield

Fiskerton, Lincoln, LN3 4GD

£239,950

A well presented three bedroomed detached family home situated in a quiet cul-de-sac location within the popular village of Fiskerton. The property has gardens to both the front and rear and there is a driveway providing off road parking and giving access to the Integral Single Garage. Internally the property offers living accommodation to briefly comprise of Entrance Hallway, WC, Lounge, Kitchen Diner, Inner Hallway and First Floor Landing leading to three Bedrooms, En-Suite to Master Bedroom and Family Bathroom. Viewing of the property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Upon entering the village of Fiskerton from Lincoln on Fiskerton Road East, proceed to the centre of the village and then turn left on to Chapel Road. Turn right on to Holmfield, follow Holmfield around and the property can be located on the right hand side.

LOCATION

Located in the popular village of Fiskerton which, together with the neighbouring villages of Cherry Willingham and Reepham, offers a wide range of local amenities. The Carlton Shopping Centre and Lincoln City Centre are easily accessible where all the usual facilities can be found.



ENTRANCE HALLWAY

With uPVC double glazed external door to side elevation and radiator.

WC

With uPVC double glazed window to front elevation, vinyl flooring, suite to comprise of low level WC and wash hand basin and radiator.

LOUNGE

14' 9" x 10' 4" (4.5m x 3.15m) With uPVC double glazed windows to the front and side elevations, fire surround and hearth with gas fire inset and radiator.

KITCHEN DINER

19' 3" x 13' 2" (5.87m x 4.01m) With uPVC double glazed window and double doors to the rear elevation, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, stainless steel sink unit and drainer, integral oven and four ring gas hob with extractor fan over, plumbing and space for a washing machine and dishwasher and space for a fridge freezer and tumble dryer.

INNER HALLWAY

With uPVC double glazed window to side elevation and stairs to the First Floor Landing.

FIRST FLOOR LANDING

With banister rail and airing cupboard housing the hot water cylinder.



BEDROOM 1

11' 7" x 10' 4" (3.53m x 3.15m) With uPVC double glazed window to front elevation, built-in wardrobe and radiator.



EN SUITE

7' 0" x 4' 3" (2.13m x 1.3m) With uPVC double glazed window to front elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, partly tiled walls, heated towel rail, spotlights to ceiling and extractor fan.

BEDROOM 2

10' 6" (3.2m) With uPVC double glazed window to rear elevation, built-in wardrobe and radiator.

BEDROOM 3

8' 9" x 7' 2" (2.67m x 2.18m) With uPVC double glazed window to rear elevation and radiator.



BATHROOM

6' 4" x 5' 8" (1.93m x 1.73m) With uPVC double glazed window to side elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and bath, radiator, spotlights to ceiling and extractor fan.

OUTSIDE

To the front of the property there is a lawned garden with a driveway to the side providing off road parking and giving access to the Integral Single Garage. There is access leading to the rear of the property with a further lawned garden, flower beds and a patio seating area.



WEBSITE
Our detailed website show 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

SELLING YOUR HOME - HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO
Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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 Spires 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.

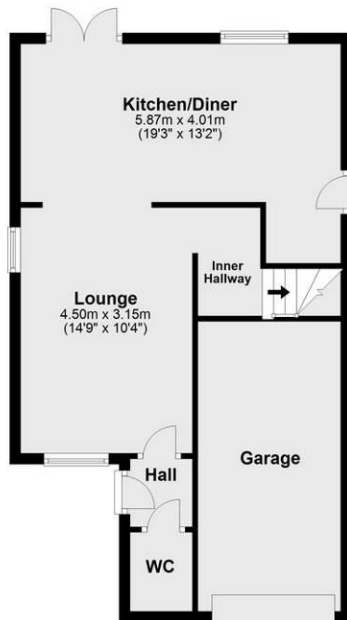
GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundy's is the trading name of Mundy's Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

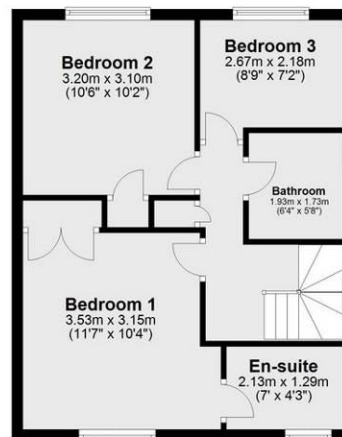
Ground Floor

Approx. 56.2 sq. metres (605.4 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.4 sq. feet)



Total area: approx. 99.8 sq. metres (1073.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundy's Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

