



Belmont, 48 Fiskerton Road
Reepham, Lincoln, LN3 4EF

£260,000

A three bed roomed detached bungalow situated in this non-estate location within the popular village of Reepham. The property sits on a generous sized plot with a frontage and driveway providing ample off road parking which also gives access to a Single Garage and there is a large lawned garden to the rear. Internally the property offers living accommodation briefly comprising of Porch, L-shaped Lounge Diner, Hallway leading to the Kitchen, Bathroom, two Bedrooms and a further Bedroom/Snug which gives access to the Conservatory overlooking the rear garden. Viewing of the property is recommended and it is being sold with No Onward Chain.





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 Reepham from Lincoln along Hawthorn Road, proceed to the centre of the village and continue over the Train line onto Station Road. Continue along, the road turns into Fiskerton Road and bears right and continues towards the edge of the village. The property can then be located on the right hand side.

LOCATION

Located within the popular village of Reepham, north east of the historic Cathedral and University City of Lincoln. Together with the village of Cherry Willingham and Fiskerton there are many amenities available. There is also a regular bus service into Lincoln City Centre where all the usual facilities can be found.





PORCH

4' 3" x 4' 3" (1.3m x 1.3m) , with external door to the front elevation.

LOUNGE DINER

22' 0" x 17' 5" maximum (6.71m x 5.31m) , with two UPVC double glazed windows to the front elevation, two radiators, fire surround and hearth with gas fire inset and wall lighting.

HALL

With access to roof void and airing cupboard housing the gas fired central heating boiler.

KITCHEN

10' 7" x 9' 3" (3.23m x 2.82m) , with UPVC double glazed window and door to the side elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splashback, breakfast bar, stainless steel sink unit and drainer, integral double oven, four ring gas hob with extractor fan over, integral fridge freezer, integral dishwasher, freestanding washer dryer and a kick space fan heater.

BEDROOM 1

12' 10" x 10' 8" (3.91m x 3.25m) , with UPVC double glazed window to the rear elevation, radiator and matching set of built-in wardrobes, dressing table, drawers and bedside tables.

BEDROOM 2

9' 11" x 7' 10" (3.02m x 2.39m) , with UPVC double glazed window to the side elevation, radiator and fitted wardrobe.

BEDROOM 3 / SNUG

11' 1" including wardrobe x 9' 9" (3.38m x 2.97m) , with laminate flooring, built-in wardrobes and radiator.

CONSERVATORY

11' 0" x 9' 5" (3.35m x 2.87m) , with UPVC double glazed double doors and windows to the rear garden, laminate flooring and radiator.

BATHROOM

6' 7" x 5' 6" (2.01m x 1.68m) , with UPVC double glazed window to the side elevation, vinyl flooring and suite to comprise of low level WC, wash hand basin and bath with mains shower over, heated towel rail, spot lighting and extractor fan.

OUTSIDE

To the front of the property there is a low maintenance gravelled areas with a wide variety of mature shrubs. There is a gravelled driveway providing ample off road parking and access to the Single Garage. There is access to the rear of the property leading to a generous sized lawned garden with a patio seating area, a variety of shrubs and trees, green house and a summer house.





WEBSITE

Our detailed web site 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

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

Solicitors & Betteridge, Bridge McFarland, Ringrose and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them then we will receive a referral fee of up to £125.

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 £10 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 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:

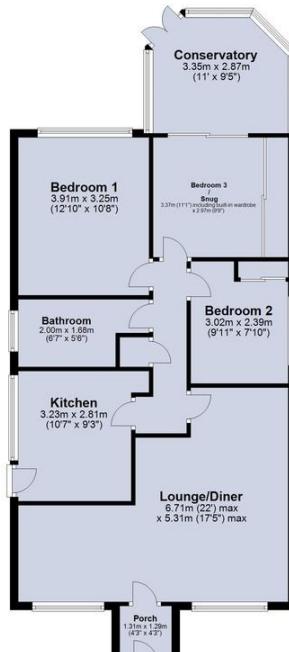
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Ground Floor

Approx. 88.0 sq. metres (947.6 sq. feet)



Total area: approx. 88.0 sq. metres (947.6 sq. feet)

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

Mundys Estate Agents
Plan produced using PlanUp

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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.

