



32 Fiskerton Road

Cherry Willingham, LN3 4AP

£235,000

A spacious three bedroomed non-estate detached house situated on an elevated position with countryside views to the front. The property has a large driveway providing ample off road parking which also gives access to the Attached Single Garage. There are generous well-maintained lawned gardens to the rear. Internally the property offers accommodation briefly comprising of Entrance Hallway, Lounge, Kitchen Diner, Utility Room, Family Room, WC and First Floor Landing leading to Three Bedroom, Shower Room and Bathroom. The property further benefits from UPVC double glazing and gas central heating. Viewing is 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 Cherry Willingham from Greetwell Road, proceed into the Village and this turns into Fiskerton Road where the property can be located on the left hand side.

LOCATION

Well located in the pleasant village of Cherry Willingham. The property is within close proximity to local shops and amenities. Lincoln City Centre and the Carlton Shopping Centre are also easily accessible via road or the regular bus services.



ENTRANCE HALL

With UPVC double glazed window and door to the front elevation, stairs to the first floor, radiator, two storage cupboards and doors to kitchen diner and lounge.

LOUNGE

21' 1" x 14' 9" (6.43m x 4.5m) , with UPVC double glazed windows to the front and side elevations, fireplace and surround with gas fire inset and two radiators.

KITCHEN DINER

11' 9" x 8' 6" (3.58m x 2.59m) , with UPVC double glazed window to the rear elevation, vinyl flooring and fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, 1 1/2 bowl stainless steel sink unit and drainer, integral double oven, four ring gas hob with extractor fan over, breakfast bar, radiator and door to utility room.

UTILITY ROOM

10' 8" x 7' 8" (3.25m x 2.34m) , with UPVC double glazed window to the side elevation, door to the rear elevation, vinyl flooring, storage cupboard, plumbing and space for washing machine, wall mounted gas fired central heating boiler and doors to family room and WC.

WC

With UPVC double glazed window to the rear elevation, low level WC and wash hand basin.



FAMILY ROOM

13' 3" x 7' 9" (4.04m x 2.36m) , with UPVC double glazed window to the front elevation and radiator.

FIRST FLOOR LANDING

With UPVC double glazed window to the side elevation, access to the roof void and doors to three bedrooms, shower room and bathroom.



BEDROOM 1

13' 4" x 12' 0" (4.06m x 3.66m) , with UPVC double glazed window to the front elevation, fitted wardrobe and radiator.

BEDROOM 2

12' 1" x 10' 11" (3.68m x 3.33m) , with UPVC double glazed window to the front elevation, radiator and airing cupboard housing the hot water cylinder.

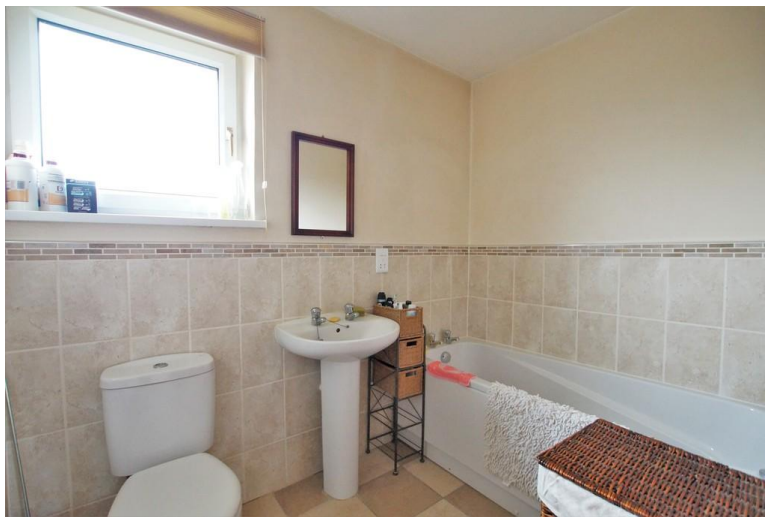
BEDROOM 3

8' 7" x 8' 1" (2.62m x 2.46m) , with UPVC double glazed window to the side elevation, built-in wardrobe and radiator.



SHOWER ROOM

7' 0" x 5' 6" (2.13m x 1.68m) , with UPVC double glazed window to the side elevation, tiled flooring, partly tiled walls, suite to comprise of low level WC, wash hand basin, bidet and walk-in shower cubicle, radiator and extractor fan.



BATHROOM

8' 1" x 5' 5" (2.46m x 1.65m) , with UPVC double glazed window to the rear elevation, tiled flooring, partly tiled walls, radiator and suite to comprise of low level WC, wash hand basin and bath.

OUTSIDE

To the front of the property there is a driveway providing ample off road parking which also gives access to the Attached Single Garage. There are decorative gravelled borders with a range of plants, shrubs and trees. To the rear of the property there is a blocked paved seating area with two garden sheds leading to a lawned garden with various decorative gravelled beds and flowerbeds with a range of plants, shrubs and trees, a raised blocked paved seating area with garden shed, further raised gardens with decorative gravelled beds, a range of plants, shrubs and trees and a greenhouse.

WEBSITE

Our detailed website 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

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.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to 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 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

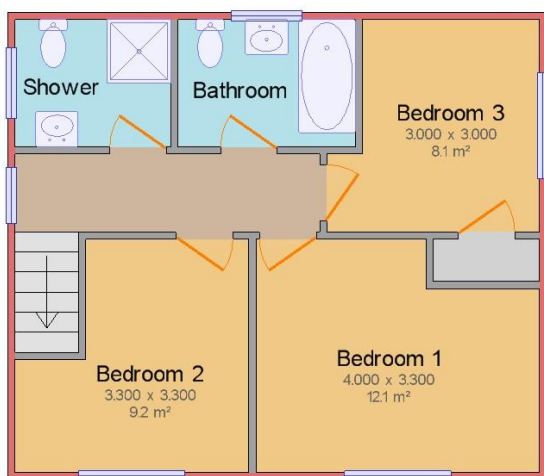
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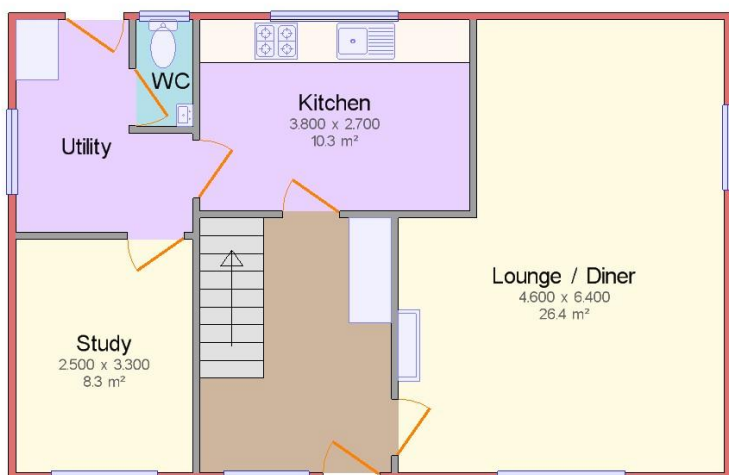
First Floor

Gross internal area: 47.4 m² (509.8 ft²)



Ground Floor

Gross internal area: 64.0 m² (688.9 ft²)



Drawings are for illustrative purposes only.
Produced using Quick Sketch 3.17.2w

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