



6 Longmead Drive, Fiskerton, Southwell,
Nottinghamshire, NG25 0UP

£450,000

Tel: 01636 816200

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- Just Under 2000 Sq Ft
- Home Office
- Ground Floor shower Room
- Driveway Parking
- Superbly Positioned & Thoughtfully Extended
- Extended Dining Kitchen
- 4 Good Sized Bedrooms
- Delightful Plot
- Double Garage

A superbly positioned and thoughtfully extended detached home, occupying an attractive landscaped plot and providing an excellent level of family orientated accommodation extending to just under 2000 square feet.

Internally, the property is immaculately appointed throughout and includes a welcoming reception hall with oak staircase, a large L shaped lounge/diner with feature open fireplace, a superb conservatory overlooking the gardens and an extended dining kitchen with adjacent utility room. There is an excellent home office or playroom, a useful ground floor shower room then to the 1st floor is the main bathroom and 4 good sized bedrooms including a large master bedroom with en-suite shower room.

The property occupies a delightful plot including driveway parking to the front of the double garage and a lovely, mature rear garden which enjoys a favoured south westerly aspect.

Must view!

ACCOMMODATION

A solid oak and glazed entrance door leads into the reception hall.

RECEPTION HALL

With oak flooring, coved ceiling, a central heating radiator and thermostat and a feature oak and glass balustraded staircase rising to the first floor.

LOUNGE DINER

A generously proportioned L-shaped reception room with two separate doors from the reception hall. Coved ceiling, two central heating radiators, a UPVC double glazed window to the front elevation and UPVC double glazed sliding patio doors into the conservatory. The focal point of the room is a feature fireplace with stone surround, granite insert and hearth housing an open fire.

CONSERVATORY

A superb addition to the rear of the property, of brick and UPVC construction with laminate flooring, a pitched glazed roof and double French doors onto the rear garden.

DINING KITCHEN

A spacious and extended dining kitchen, fitted with a range of base and wall units with cupboards and drawers, roll edge worktops and tiled splashbacks plus an inset stainless steel single drainer sink with mixer tap. Integrated appliances include a built-in eye level double

oven and a five zone electric hob by Smeg with brushed steel splashback and chimney extractor hood over. There is plumbing for a dishwasher, tiled flooring throughout, a central heating radiator, coved ceiling, double glazed sliding patio doors onto the rear garden, a UPVC double glazed window to the rear and side elevations and a door into the utility room.

UTILITY ROOM

A useful space, fitted with a range of base units with rolled edge worktops, splashbacks and an inset stainless steel single drainer sink with mixer tap. Tiled flooring, a central heating radiator, a UPVC double glazed door to the side elevation and recess and plumbing for a washing machine.

GROUND FLOOR SHOWER ROOM

Fitted with a three-piece suite including a close coupled toilet, pedestal wash basin with mixer tap and a shower enclosure with mains fed shower, glazed pivot door and tiled splashbacks. There is tiled flooring, a central heating radiator, extractor fan and useful coat hooks.

HOME OFFICE/PLAYROOM

A character room accessed via a short flight of stairs with oak and glass balustraded staircase. Having a central heating radiator, pitched vaulted ceiling with two high-level Velux windows plus UPVC double glazed windows to both of the side elevations.

FIRST FLOOR LANDING

Having access hatch to the roof space, coved ceiling, a UPVC double glazed window to the front elevation and an airing cupboard housing the copper hot water cylinder with slatted shelving above.

BEDROOM ONE

A large and extended double bedroom with central heating radiators, 2 UPVC double glazed windows to the rear elevation, coved ceiling and a door into the en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted in white with a close coupled toilet, a wash basin with hot and cold taps and tiled splashbacks and a shower cubicle with glazed sliding doors and Mira sport electric shower. There is also a central heating radiator and extractor fan.

BEDROOM TWO

A large double bedroom with central heating radiator, coved ceiling, dado rail and a UPVC double glazed window to the rear elevation.

BEDROOM THREE

A double bedroom with coved ceiling, dado rail, central heating radiator and a UPVC double glazed window to the rear elevation.

BEDROOM FOUR

A double bedroom currently used as a home office with central heating radiator, a UPVC double glazed window to the front elevation and a range of wall-to-wall fitted wardrobes with hanging rail and shelving.

MAIN BATHROOM

Fitted in white with a traditionally styled four piece suite including a close coupled toilet, pedestal wash basin with hot and cold taps and a panel sided bath with hot and cold taps plus Mira electric shower and glazed shower screen. There is tiling for splashbacks, a central heating radiator, a UPVC double glazed obscured window to the front elevation and a small double glazed timber framed window to the front.

DRIVEWAY & DOUBLE GARAGE

Driveway to the front of the plot provides car standing for several vehicles and leads to the attached double garage with electrically operated sectional door.

GARDENS

The property occupies a lovely, mature plot, the majority of the garden is being set to the rear and being fully enclosed with timber panel fencing. There are shaped lawn areas, well-stocked planted beds and borders and paved patio seating area, all enjoying a favoured south westerly aspect.

FIKERTON

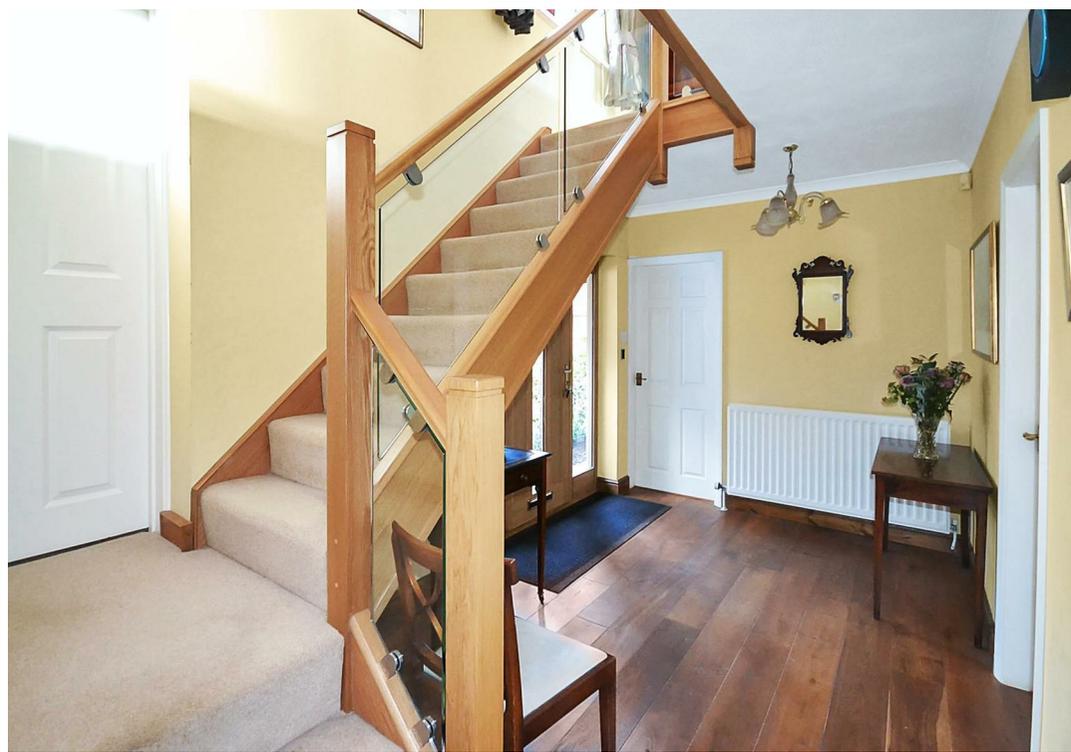
Listed by The Sunday Times as one of the Best Places to Live in the Midlands, the popular village of Fiskerton offers a village shop and Post Office, as well as a popular riverside pub and restaurant, The Bromley. There is a small station with trains into Lincoln and Nottingham, and lovely riverside walks, as well as excellent school catchments and easy access into the Historic Minster Town of Southwell.

COUNCIL TAX BAND

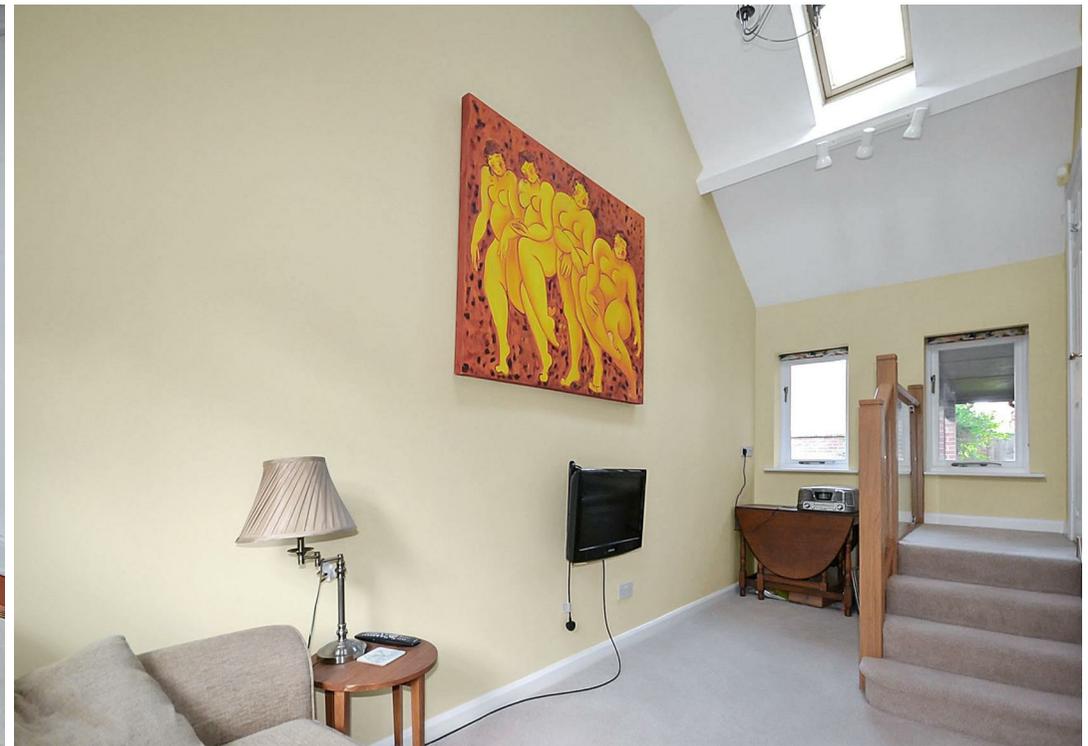
The property is currently registered as council tax band E.

VIEWING INFO

Viewing Information - Strictly by appointment with the selling agents. For out of office hours please call Amy Tillson, Director at Richard Watkinson and Partners on 07973 549004







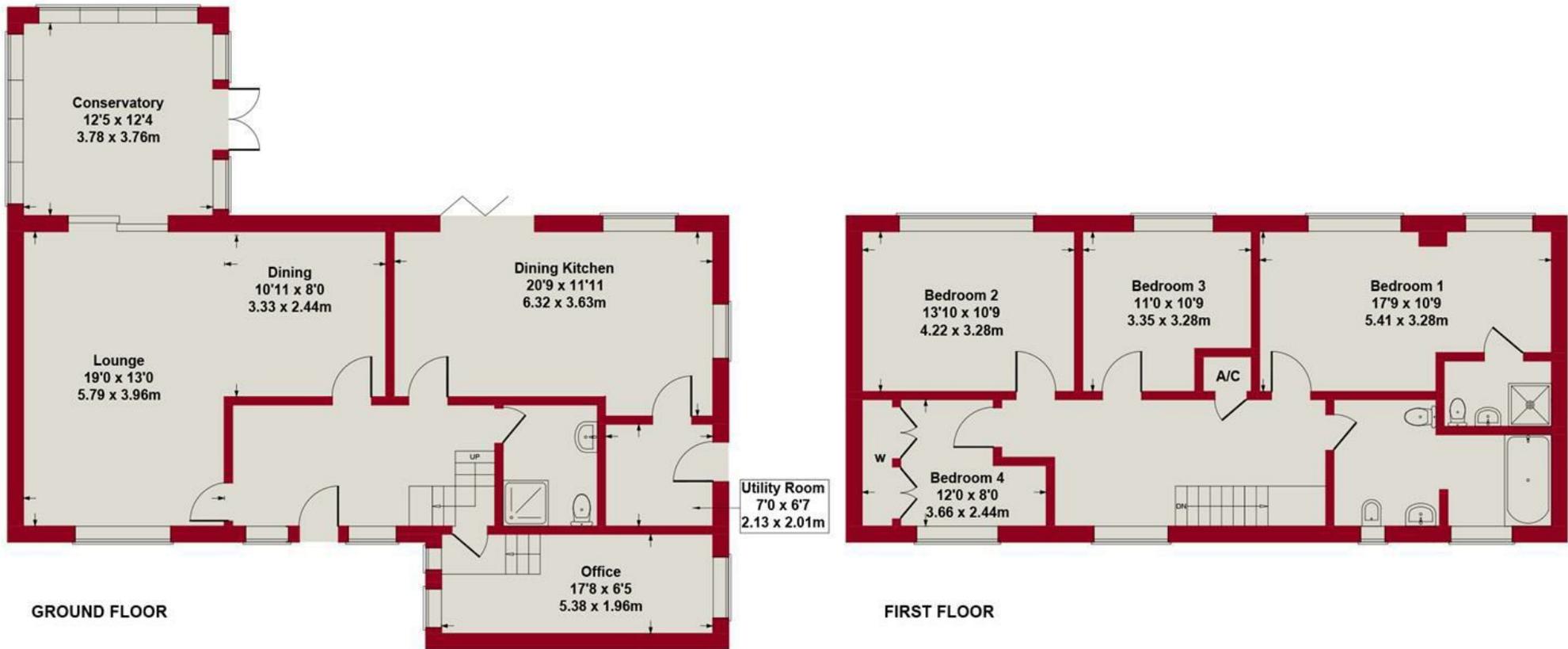




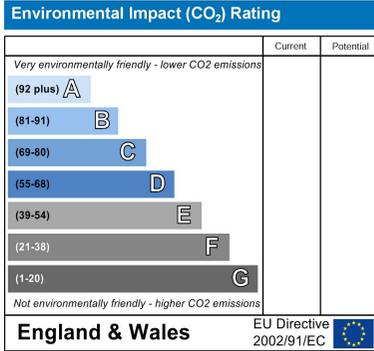
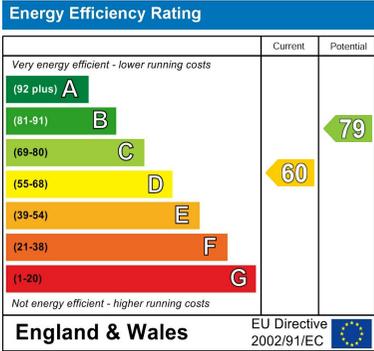


Longmead Drive

Approximate Gross Internal Area
1991 sq ft - 184 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Thinking of selling? For a FREE no obligation quotation call 01636 816200



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