



**21 Marlock Close, Fiskerton, Southwell,
Nottinghamshire, NG25 0UB**

Price Guide £425,000

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 **RICHARD
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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Spacious Detached House
- Lounge with Inglenook
- Breakfast Kitchen
- 4 Bedrooms
- 4 Car Driveway, Double Garage
- Prominent Corner Plot
- Dining Room, Conservatory
- Utility, Study, G.F. W/C
- Bathroom Plus En-suite
- Lovely Mature Plot

Occupying a prominent corner plot with large 4 car driveway and an attached double garage, this spacious detached home will no doubt appeal to families looking for a popular village location and to take advantage of the excellent school catchments.

Internally, the property is well-proportioned throughout, offering a good range of accommodation in brief comprising: a reception hall, spacious lounge with feature inglenook style fireplace and an arch into the dining room. There is a UPVC conservatory overlooking the garden, a fitted breakfast kitchen with built-in appliances and an island unit with breakfast bar seating. A useful study, utility room and ground floor W/C complete the ground floor accommodation, whilst arranged off the 1st floor landing are 4 bedrooms and the main bathroom. The master bedroom comes fitted with a range of bedroom furniture and includes an en-suite shower room, whilst outside the property occupies a mature corner plot including a lawned rear garden enjoying a south-easterly aspect.

Viewing is highly recommended!

ACCOMMODATION

A UPVC double glazed entrance door leads into the reception hall.

RECEPTION HALL

With small UPVC double glazed window to the front elevation, a glazed picture window into the dining room, stairs rising to 1st floor, central heating radiator and doors to rooms.

LOUNGE

A spacious reception room with two central heating radiators, coved ceiling, an archway into the dining room, sliding patio doors into the conservatory and a feature Inglenook with brick built fire surround flanked by 2 PVC double glazed side windows.

DINING ROOM

Accessed via an arch from the lounge, with central heating radiator, a UPVC double glazed window to the rear elevation and a door into the breakfast kitchen.

BREAKFAST KITCHEN

Fitted with a range of base and wall units with cupboards and drawers, worksurfaces with matching splashback's and 1 1/2 bowl single drainer sink with mixer tap. Built-in appliances include a 4 zone electric hob with extractor hood over, a double oven with microwave oven above, pull-out pantry storage, an integrated dishwasher and an integrated refrigerator. There is a fixed high-level island unit with breakfast bar seating to each side, a UPVC double glazed window to the rear elevation and an archway into the utility room.

UTILITY ROOM

Fitted with a double base unit including a stainless steel sink with mixer tap and storage cupboards above. UPVC double glazed window and door to the side elevation, plumbing for a washing machine and the floorstanding electric central heating boiler.

STUDY

Located at the front of the property with a central heating radiator and a UPVC double glazed window to the side elevation.

CONSERVATORY

Of brick and UPVC construction with a pitched poly carbonate roof and single glazed door onto the rear garden.

GROUND FLOOR W/C

Fitted with a low low-level WC, a wall mounted wash basin with tiled splashback, central heating radiator and a UPVC double glazed obscured window to the side elevation.

FIRST FLOOR LANDING

With UPVC double glazed window to the front elevation.

MASTER BEDROOM

A spacious double bedroom with central heating radiator, a UPVC double glazed window to the rear elevation and a comprehensive range of fitted bedroom furniture including bedside tables, wardrobe space and a dressing table. A door leads into the ensuite shower room.

EN SUITE SHOWER ROOM

Fitted in white with a close couple toilet, pedestal wash basin with hot and cold taps and a shower enclosure with mains fed shower and glazed door. Central heating radiator, splash screening and a UPVC double glazed obscured window to the rear elevation.

BEDROOM TWO

A good size double bedroom with central heating radiator, a UPVC double glazed window to the rear elevation and a range of fitted bedroom furniture including double wardrobes with linen lockers above.

BEDROOM THREE

With central heating radiator, UPVC double glazed window to the front elevation and a range of fitted bedroom furniture including wardrobes and a dressing table with drawers. This room is also currently planned with a bathroom suite including pedestal wash basin with hot and cold taps, a panel sided bath with mixer shower attachment and tiled splashbacks. Close coupled toilet, central heating radiator and a UPVC double glazed window to the front elevation.

BEDROOM FOUR

Having a central heating radiator and a UPVC double glazed window to the front elevation.

BATHROOM

Fitted with a matching suite including close coupled toilet, pedestal wash basin with hot and cold taps and a panel sided bath with mixer shower attachment. Tiling for splashback's, airing cupboard housing the foam insulated hot water cylinder, central heating radiator and a UPVC double glazed obscured window to the side elevation.

DRIVEWAY PARKING

A large double width the driveway to the front of the plot provides parking for at least 4 cars, in turn leading to the brick built detached double garage.

DOUBLE GARAGE

Having 2 up-and-over doors, one of which is electrically operated. Power and light and a personal door into the rear of the plot.

GARDENS

The property occupies a prominent corner plot with lawned frontage interspersed with planted beds plus gated access to the rear of the garage leading to the mature rear garden which is enclosed with a combination of timber panel fencing and attractive brick walling. There is a generous shaped lawn area, paved patio seating area and established perimeter planting.

FISKERTON

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.

ADDITIONAL INFORMATION

Heating is by way of an electric boiler. The property is served by the F4RN Broadband.

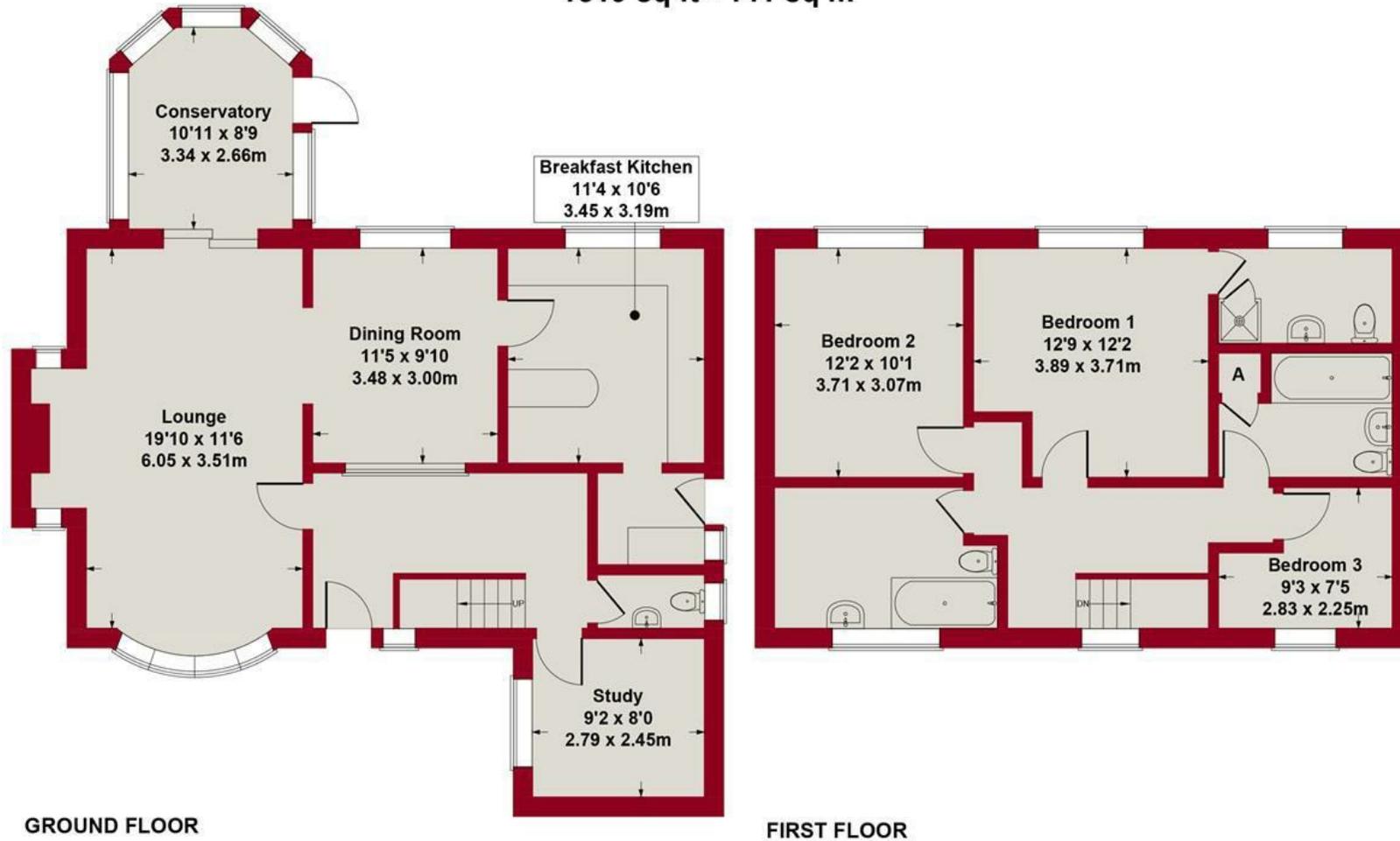






Marlock Close, Fiskerton

Approximate Gross Internal Area
1519 sq ft - 141 sq m



GROUND FLOOR

FIRST FLOOR

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E	42	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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