



16 High Meadows, Lincoln, LN3 4HB

Offers in excess of £130,000

Situated in the sought-after village of Fiskerton, this well-proportioned three-bedroom mid-terrace home offers spacious accommodation across two floors, making it an excellent choice for first-time buyers, growing families or investors. The property features a generous lounge, a fitted kitchen with adjoining utility room, three well-sized bedrooms and an enclosed rear garden, all within easy reach of local amenities and transport links to Lincoln.

The accommodation briefly comprises an entrance hall leading to a spacious lounge, a fitted kitchen with ample storage and workspace, and a useful utility room with external access. To the first floor are three bedrooms, including two comfortable doubles and a versatile single bedroom, together with a family bathroom and separate WC.

Outside, the property benefits from front and rear gardens, providing space for outdoor seating, entertaining or family enjoyment.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB

Tel: 0113 892 1166

sales@goodmove.co.uk

www.goodmove.co.uk