



Holmfield, Fiskerton

Lincoln, Lincolnshire, LN3 4GD

£320,000



Entrance Hall



Door to front aspect, under stairs storage cupboard, alarm panel and laminate flooring.

Lounge

18'7 x 13' excluding bay window (5.66m x 3.96m excluding bay window)



Bay window to front aspect, two radiators, gas fire inset into decorative fire surround, coving to ceiling and double doors leading to the dining room.

Dining Room

9'7 x 9'7 (2.92m x 2.92m)



Window to rear aspect and radiator.

Study

7'6 x 6'8 (2.29m x 2.03m)



Window to front aspect and radiator.

Dining Kitchen

16'6 x 9'9 (5.03m x 2.97m)



French doors to rear aspect. Fitted with a range of base and wall

units with work surfaces over, integrated double oven with four burner hob and extractor hood over, drainer sink unit, tiled splash backs.

Kitchen Area



Dining Area



Utility Room

6'8 x 4'8 (2.03m x 1.42m)



Door to side aspect. Fitted with wall and base units with work surface over, stainless steel drainer sink unit, space and plumbing

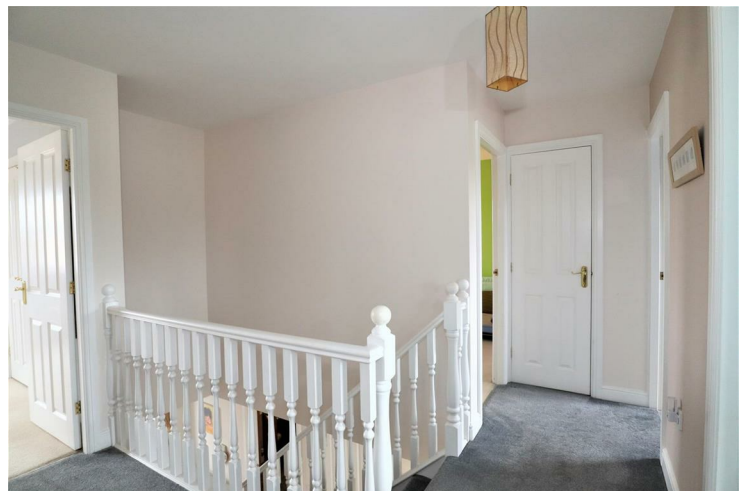
for washing machine, wall mounted gas central heating boiler which has one year left on its warranty.

Downstairs Cloak Room



Low level wc, wash hand basin, radiator and window to side aspect.

Landing



Access to boarded loft via loft ladder, radiator and built in airing cupboard housing hot water cylinder.

Bedroom One

13'2 x 12' (4.01m x 3.66m)



Window to front aspect, radiator and two built in double wardrobes.

Ensuite



Window to side aspect. Fitted with a low level wc, wash hand basin, shower cubicle with wall mounted shower appliance over, extractor fan, part tiled walls and chrome heated towel rail.

Bedroom Two

14'1 x 9'5 (4.29m x 2.87m)



Window to front aspect, radiator and built in double wardrobe.

Bedroom Three

10'4 x 9'6 (3.15m x 2.90m)

Window to rear aspect and radiator.

Bedroom Four

8'9 x 7'6 (2.67m x 2.29m)



Window to rear aspect, radiator and built in storage cupboard.

Bathroom

7'10 x 6'7 (2.39m x 2.01m)



Window to rear aspect. Fitted with a low level wc, wash hand basin, panelled bath with wall mounted shower appliance over, chrome heated towel rail and extractor fan.

Outside



To the front of the property there is off road parking for several vehicles. Gated access to the side leads to the side and rear garden.

To the rear of the property is an enclosed garden mainly laid to lawn with a patio seating area and several mature fruit trees.

Rear Aspect



Garage

18' x 18' (5.49m x 5.49m)

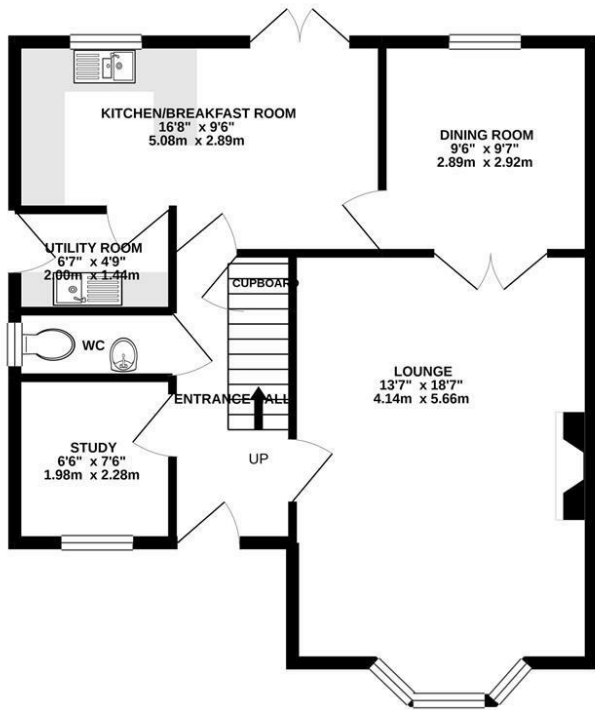


Twin up and over doors, power and lighting, personal side door and pitched roof.

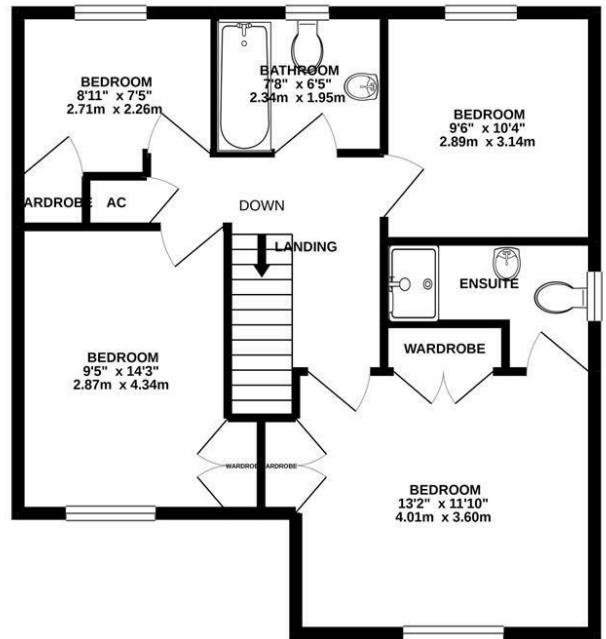
Agents Note

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GROUND FLOOR
670 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.



29 HOLMFIELD, FISKERTON, LINCOLN, LN3 4GD

TOTAL FLOOR AREA : 1338 sq.ft. (124.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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			
(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	
			84
		76	

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	
			84
		77	



t: 01522516590 e: lincoln@newtonfallowell.co.uk

www.newtonfallowell.co.uk