

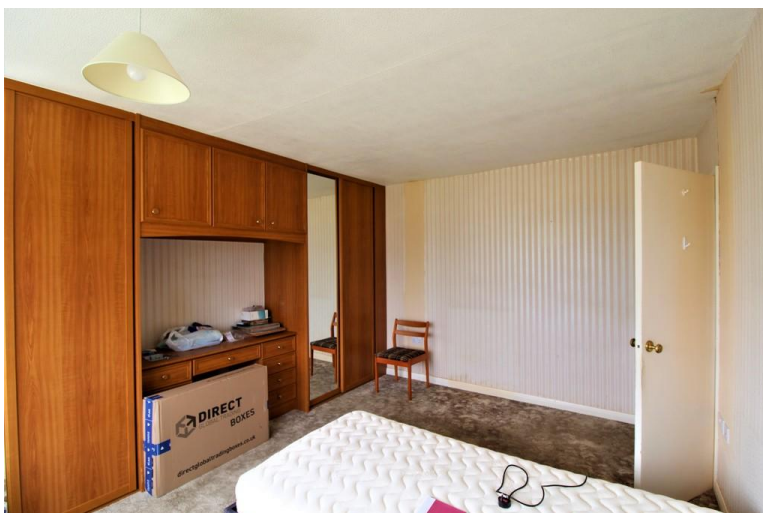


King & Co.
ESTATE AGENTS

4 FISKERTON ROAD, CHERRY WILLIGNHAM,
LN3 4JZ

£215,000





This traditional double fronted detached bungalow is entered via UPVC glazed panel door opening to

ENTRANCE LOBBY

With glazed panel door to

ENTRANCE HALL

Being spacious, it offers radiator, central heating thermostat and programmer, telephone point and carpet.

LOUNGE

12' 7" x 13' 5" (3.85m x 4.09m) With bay window to front elevation, looking out over the spacious front garden and open fields beyond, wall hung gas fire to part of one wall, radiator to bay window and carpet.

BEDROOM 1

12' 2" x 13' 5" (3.71m x 4.10m) Enjoying attractive open field view to the front elevation via bay window, fitted sliding door wardrobes to one wall with bridging unit over and dressing table below, radiator to bay window and carpet.

BEDROOM 2

10' 7" x 12' 2" (3.25m x 3.72m) Having window to rear elevation, looking out to the enclosed rear garden, with radiator and fitted carpet.



KITCHEN

10' 7" x 11' 4" (3.24m x 3.47m) With a range of fitted units including; stainless steel sink and drainer unit inset to work surface with cupboard and space below for automatic, washing machine. Opposite is a further L-shaped work surface with units both above and below.

Also with fitted cupboard, housing Worcester gas fired central heating boiler, further fitted storage cupboard, housing hot water cylinder, radiator, appropriate wall tiling, and door leading onto



GARDEN ROOM

12' 2" x 6' 1" (3.71m x 1.87m) Being of timber construction with flat roof and double doors leading out to the rear garden.

BATHROOM

With panelled bath having chrome mixer taps and shower attachment, pedestal wash basin, close coupled WC, appropriate wall tiling, radiator, window to rear elevation, access to loft space and vinyl flooring



OUTSIDE

Standing on the slip road on Fiskerton Road on the outskirts of the popular village of Cherry Willingham, this traditional double bay, fronted detached bungalow offers a concrete driveway, extending down one side of the frontage, creating tandem parking for two vehicles, adjacent to a spacious front garden that is laid to lawn, which could provide further parking space if desired.

The driveway also provides access to the

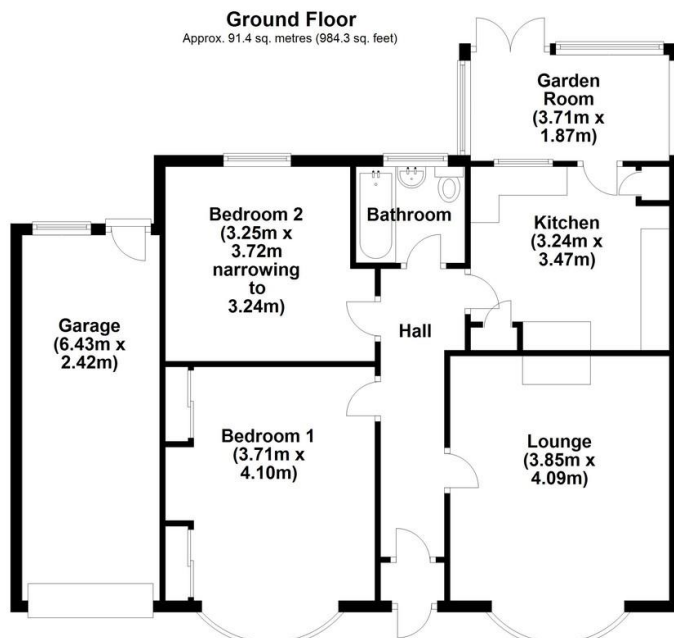
GARAGE

21' 1" x 7' 11" (6.43m x 2.42m) Having up and over door, pedestrian door to rear access, window to rear elevation, concrete base, power, and lighting.

The rear gardens of spacious proportions offering a paved patio area standing adjacent to the rear of the property, providing an ideal summer seating or entertaining space whilst allowing access to the rear of the garage.

A concrete pathway extends centrally down towards the rear boundary having lawn areas to either side and timber fencing to boundaries.





Total area: approx. 91.4 sq. metres (984.3 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

