



Fenton Fields, Fenton, Lincoln

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OLIVER REILLY



# Fenton Fields, Fenton, Lincoln

Guide Price £375,000 - £395,000

- STUNNING & SUBSTANTIAL DETACHED HOME
- HIGHLY VERSATILE LAYOUT
- SUPERB OPEN-PLAN LIVING/DINING KITCHEN
- GF W.C. TWO FIRST FLOOR EN-SUITES & BATHROOM
- WELL-APPOINTED, PRIVATE GARDEN
- FOUR/FIVE GENEROUS BEDROOMS
- QUIET CUL-DE-SAC SETTING
- DUAL-ASPECT LIVING ROOM WITH LOG BURNER
- INTEGRAL DOUBLE GARAGE & MULTI-CAR DRIVEWAY
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'C' (72)



**ENTRANCE HALL:** 10'6 x 7'4 (3.20m x 2.24m)

An inviting entrance space, accessed via a secure composite part obscure front entrance door. Providing complementary oak flooring, carpeted stairs with open spindle, balustrade and handrail, rising to the first floor. Two under-stairs, pull-out storage cupboards, a double panel radiator, ceiling light fitting, wall mounted alarm control panel, telephone point, internal double glazed window into the dining area. Access into the open plan living/ dining family kitchen, separate living room and ground floor W.C.

**GROUND FLOOR W.C.:** 6'7 x 2'8 (2.01m x 0.81m)

Of stylish modern design, providing complementary tiled flooring. A low-level W.C with integrated push-button flush and pedestal wash basin with chrome mixer tap and mosaic style multi-coloured tiled splash backs. Double panel radiator, ceiling light fitting, access to the electrical RCD consumer unit. Obscure uPVC double glazed window to the front elevation.

**DUAL-ASPECT LIVING ROOM:** 19'2 x 10'10 (5.84m x 3.30m)

A generous dual-aspect reception room. Providing grey carpeted flooring, two ceiling light fittings, a double panel radiator, TV/telephone connectivity point, central feature fireplace housing an inset log burner with a raised granite hearth and decorative wooden surround. uPVC double glazed window to the front elevation. uPVC double glazed French doors open out onto the decked seating area, within the private enclosed garden.

**OPEN-PLAN LIVING/DINING KITCHEN:** 23'2 x 21'3 (7.06m x 6.48m)

A fantastically versatile OPEN-PLAN family sized space. Providing wood-effect laminate flooring. The high quality fitted kitchen, houses a range of complementary cream base units with two larger storage cupboards. Inset 1.5 double sink with chrome mixer tap and drainer. Integrated dishwasher, washing machine, fridge freezer and to Bosch electric ovens with warming drawer. An attractive breakfast island enjoys sufficient, dining space with an inset four ring induction hob with downdraft extractor hood and two ceiling light fittings above. There is a separate dining space with continuation of the wood-effect laminate flooring, recessed ceiling spot lights and stylish anthracite grey vertical radiator. uPVC double glazed French doors open out onto a lovely decked seating area, within the private garden. The BAY-FRONTED living area provides a TV point, continuation of the recessed ceiling spotlights and a double panel radiator. Walk-in bay with uPVC double glazed windows to the front elevation. uPVC double glazed window to the rear elevation and a clear uPVC double glazed rear access door opens out into the private enclosed garden. Max measurements provided.

**FIRST FLOOR LANDING:**

Providing carpeted flooring, an open spindle balustrade with handrail, three ceiling light fittings, two smoke alarms, loft hatch access point (with ladder, lighting and central boarding), a double panel radiator two uPVC double glazed windows to the rear elevation. Access into the family bathroom and all FIVE bedrooms.

**MASTER BEDROOM:** 17'2 x 14'10 (5.23m x 4.52m)

A tranquil and well-appointed DOUBLE bedroom. Providing cream carpeted flooring, a double panel radiator, ceiling light fitting, TV point and a uPVC double glazed window to the rear elevation. Access into the master en-suite shower room.

**MASTER EN-SUITE:** 8'6 x 3'9 (2.59m x 1.14m)

Of stylish contemporary design. Providing modern ceramic tiled flooring. A double fitted shower cubicle with glass sliding door and mains shower facility, with floor to ceiling wall tiling. A low-level W.C with integrated push-button flush. White ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit. Chrome heated towel rail. Complementary floor to ceiling wall tiling. Ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the side elevation.

Guide Price: £375,000 - £395,000. HOMELY, INVITING & SPACIOUS.!

There's definitely more than meets the eye inside this exceptionally stylish detached family residence. Standing proud within an attractive and quiet residential cul-de-sac, in the charming semi-rural village of Fenton. Allowing ease of access into the neighbouring village of Saxilby, Lincoln City Centre, Gainsborough and Newark-on-Trent.

Step inside to discover a prime example of a perfect and well-rounded family-sized home. Commanding a high-degree of versatility with a bright, airy and flexible level of accommodation, comprising: Entrance hall with oak flooring, a ground floor W.C, spacious DUAL-ASPECT living room with an eye-catching feature fireplace. Housing an inset log burner. The real HEAD TURNER downstairs has to be the FABULOUS OPEN-PLAN LIVING/DINING KITCHEN. Hosting a range of integrated modern appliances, a breakfast island and ample living space. Perfect for everyday family life and entertaining!

The copious first floor landing hosts a family bathroom and FIVE EXCELLENT SIZED BEDROOMS. Two of which are enhanced by an EN-SUITE SHOWER ROOM. The sizeable fifth bedroom lends itself as a suitable home office or play room. Externally, the property promotes a vast degree of kerb appeal. Greeted via a MULTI-CAR BLOCK PAVED DRIVEWAY. Giving access into the INTEGRAL DOUBLE GARAGE. Providing an electric roller door, power and lighting. Retaining great scope to be utilised into additional living accommodation. Subject to relevant approvals.

The attractive low-maintenance rear garden is IMMENSELY PRIVATE. Enhanced with a vast degree of space and a substantial decked seating area.

Further benefits of this Marvellous MODERN-DAY BEAUTY include uPVC double glazing and oil-fired central heating.

This contemporary four/five bedroom detached family home certainly has great living flexibility from the moment you step inside, along with a real 'WOW FACTOR'. We're sure it will be TICKING ALL YOUR BOXES!





**BEDROOM TWO:**

A lovely DOUBLE bedroom, located at the front of the property, providing cream carpeted flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the front elevation. Access into the second en-suite shower room. Max measurements provided.

15'8 x 11'1 (4.78m x 3.38m)

**EN-SUITE SHOWER ROOM:**

Of attractive modern style. Providing patterned tiled flooring. A double fitted shower cubicle with mains shower facility and high-level white wall tiling. Low-level W.C with integrated push-button flush. Pedestal wash hand basin with chrome mixer tap and mosaic style wall tiled splash backs. Chrome heated towel rail, recessed ceiling spotlights and extractor fan.

6'8 x 5'1 (2.03m x 1.55m)

**BEDROOM THREE:**

A further DOUBLE bedroom, located at the front of the property, providing cream carpeted flooring, a large double panel radiator, ceiling light fitting and a uPVC double glazed window to the front elevation.

12'2 x 9'2 (3.71m x 2.79m)

**BEDROOM FOUR:**

A final DOUBLE bedroom, providing cream carpeted flooring a ceiling light fitting, double panel radiator and uPVC double glazed window to the rear elevation. Enjoying a lovely outlook over the rear garden with unspoiled aspect behind.

9'7 x 8'4 (2.92m x 2.54m)

**BEDROOM FIVE/ HOME OFFICE:**

A useful MULTI-FUNCTIONAL fifth bedroom. Providing cream carpeted flooring, a double panel radiator, ceiling light fitting and a uPVC double glazed window to the front elevation. Currently used as a generous home office. Max measurements provided.

10'7 x 9'11 (3.23m x 3.02m)

**FAMILY BATHROOM:**

Of complementary modern design, with wood-effect vinyl flooring. A white panelled bath with chrome mixer tap and overhead handheld shower facility. High-level white wall tiling, wall mounted clear glass shower screen. Low-level W.C with integrated push button flush and a white ceramic wash and basin with chrome mixer tap and mosaic-style splash backs. Inset to a fitted vanity storage unit. Chrome heated towel rail, recessed ceiling spotlights, extractor fan, fitted airing cupboard, housing the hot water cylinder and shelving. Obscure uPVC double glazed window to the rear elevation. Max measurements provided.

8'4 x 6'10 (2.54m x 2.08m)

**INTEGRAL DOUBLE GARAGE:**

Accessed via an electric roller garage door. Providing power and lighting via two ceiling lights. Obscure uPVC double glazed window to the rear elevation. A right sided uPVC personnel access door leads into the garden. There is great scope to utilise the garage into additional living accommodation. If required. Subject to relevant approvals.

17'5 x 17'4 (5.31m x 5.28m)

**EXTERNALLY:**

The property enjoys a captivating position within a quiet cul-de-sac setting. Standing on a commanding plot. The front aspect is greeted with dropped kerb vehicular access onto a bloc paved MULTI-CAR driveway, giving access into the integral DOUBLE garage, via an electric roller door. The attractive and low-maintenance front garden is also block paved, with access to the front entrance door, with external light, two established bushes, a pitched roof storm porch and wrought-iron railed front boundary. A right sided timber access gate, opens onto a paved pathway, leading down to the beautifully maintained and low-maintenance, enclosed rear garden. Generously sized and predominantly laid to lawn with a small array of planted bushes and shrubs. There is a delightful raised decked seating area. Directly accessed via the French doors in the living room and from the dining kitchen. There is are a number of external lights, an outside tap and double electrical power socket. A uPVC personnel door leads into the integral garage. Access to the concealed oil tank. Providing fully fenced side and rear boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating, an alarm system and uPVC double glazing throughout. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Approximate Size: 1,875 Square Ft.**

Measurements are approximate and for guidance only. This includes the double garage.

**Tenure: Freehold. Sold with vacant possession.**

**Local Authority:**

West Lindsey District Council.

**Council Tax: Band 'E'**

**EPC: Energy Performance Rating: 'C' (72)**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**Local Information & Amenities:**

Fenton is a delightful semi-rural village, located off the A57, situated within close proximity into the neighboring villages of Saxilby (4 miles) and Torksey. Offering a vast array of excellent on-hand amenities. The village is situated with ease of access into Gainsborough and to the West of the historic City of Lincoln, both approximately 10 miles away. Both providing a wide range of amenities, with popular rail links, including the LNER East coast line. There is access to the mainline railway at both Retford and Newark-on-Trent.

**Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.





**Money Laundering Regulations:**

Please be aware that any intending purchaser(s) will be required to produce two forms of identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



**GROUND FLOOR**



**1ST FLOOR**  
**OLIVER REILLY**



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		<b>98</b>
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	