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FROM AN INDEPENDENT  
LOCAL AGENT



30 Longmead Drive, Fiskerton, NG25 0UP

£450,000





## Property Description

Situated at the head of this quiet Cul de Sac, this spacious executive detached home has been lovingly modernised by the present owners over recent years. An internal inspection is recommended to fully appreciate the accommodation which includes spacious entrance hall, 22ft lounge, separate dining room, study, fully fitted breakfast kitchen, utility room, cloakroom, master bedroom with en suite shower room, three further bedrooms and bathroom. Landscaped rear private garden, ideal for outdoor living and entertaining with a sunny aspect. Having a variety of mature shrubs and plants which border the garden, gated access leads to a double detached garage offering ample parking in front.

### LOCATION

Longmead Drive, Fiskerton offers easy access to walks along the River Trent and Trent Valley beyond. The nearest primary school is Bleasby C of E and the Minster School in Southwell is the nearest secondary school. Bleasby is just under 2 miles away, Southwell just under 3 miles, Newark just under 5 miles. Newark offers direct rail link to London Kings Cross with journey times of times of approx. 80 minutes.

The village was recently awarded one of the best places to live in the UK in 2018 by The Sunday Times.

front entrance door leads to;

### ENTRANCE HALL

11' 8" x 11' 3" (3.56m x 3.43m) stairs rising off to the first floor, understairs storage cupboard, radiator, ceramic tiled floor, coved ceiling



### **CLOAKROOM**

5' 2" x 4' 2" (1.57m x 1.27m) low flush wc, pedestal wash hand basin, tiled floor and splash tiled surround, radiator, coved ceiling

### **LOUNGE**

22' 10" x 12' 0" (6.96m x 3.66m) double glazed window to the front aspect, double glazed French doors to the rear garden, wooden flooring, gas fire with feature surround, coved ceiling and ceiling rose

### **DINING ROOM**

11' 6" x 11' 0" (3.51m x 3.35m) double glazed window to the rear aspect, coved ceiling, ceiling rose, radiator

### **STUDY**

9' 0" x 7' 7" (2.74m x 2.31m) double glazed window to the front aspect, wood flooring, radiator, coved ceiling

### **BREAKFAST KITCHEN**

13' 1" x 9' 0" (3.99m x 2.74m) fully fitted with a range of wall and floor mounted units, roll top worksurfaces with splash tiled surround, stainless steel sink and drainer unit, Belling double oven, electric hob with extractor over, integrated fridge/freezer, integrated dishwasher, display cabinets with lighting

### **UTILITY ROOM**

5' 10" x 5' 6" (1.78m x 1.68m) a base unit with worksurface over, stainless steel sink and drainer unit, splash tiled, plumbing for washing machine, tiled floor, central heating boiler, radiator

### **FIRST FLOOR LANDING**

airing cupboard, access to loft space, radiator



### **MASTER BEDROOM**

15' 0" x 11' 4" (4.57m x 3.45m) double glazed window to front aspect, two double fitted wardrobes, BT and TV points, radiator

### **ENSUITE**

11' 2" x 5' 1" (3.4m x 1.55m) suite comprising walk in shower with drench head and hand held shower and side screen, his and hers wash hand basins, low flush wc, towel rail, vanity storage, half tiled surround











### **BEDROOM TWO**

12' 0" x 9' 6" (3.66m x 2.9m) double glazed window to the rear aspect, radiator, range of fitted wardrobes

### **BEDROOM THREE**

11' 5" x 10' 8" (3.48m x 3.25m) double glazed window to the front aspect, radiator

### **BEDROOM FOUR**

8' 3" x 7' 5" (2.51m x 2.26m) double glazed window to the rear aspect, fitted wardrobes, radiator

### **BATHROOM**

10' 0" x 7' 6" (3.05m x 2.29m) fitted suite comprising panelled bath with part tiled surround, tiled floor, low flush wc, pedestal wash hand basin, separate shower cubicle, shaver point, double glazed window to the front aspect, radiator

### **OUTSIDE**

lawned garden to the front with borders and pathway to the front door, external lighting, driveway to the side of the property leads to the rear double garage measuring 17'3 x 17'1 with two up and over doors, light and power and courtesy door to the rear garden, there is a delightful landscaped rear garden, ideal for outdoor living and entertaining, lawn area with planted borders with mature shrubs and plants.



### **LOCAL AUTHORITY**

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY  
Council Tax Band F

### **SERVICES**

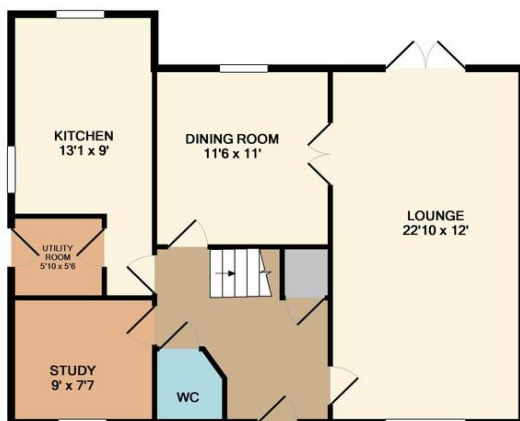
All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

### **TENURE**

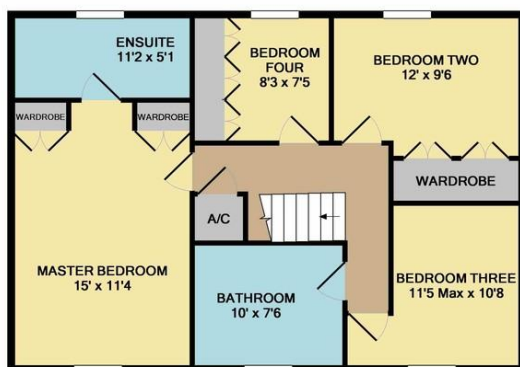
Freehold with vacant possession.

### **VIEWING**

By appointment with the agents office.



GROUND FLOOR  
APPROX. FLOOR  
AREA 762 SQ.FT.  
(70.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 731 SQ.FT.  
(67.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1493 SQ.FT. (138.7 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements