NEWTON FALLOWELL



26a Lincoln Road, Fenton

3 2 1



£250,000

3 2 1

Key Features

- Detached House
- Well Presented
- Rural Location
- Three Bedrooms
- En-Suite and Bathroom
- Driveway
- EPC Rating E
- Freehold















A beautifully presented three-bedroom detached home, situated in the peaceful rural village of Fenton. Formerly the Old Bakehouse, the property has been thoughtfully renovated and transformed into a charming family home, combining character and history with comfortable modern living.

Ideally positioned for those seeking a quieter village lifestyle without feeling isolated, Fenton is surrounded by attractive Lincolnshire countryside and open rural landscapes, while remaining within convenient reach of Lincoln, Gainsborough and Saxilby. Nearby Saxilby provides everyday shops, services and a railway station, while the historic city of Lincoln offers an extensive choice of shopping, restaurants, leisure facilities and cultural attractions.

The Accommodation on offer comprises Kitchen Diner, Lounge and bathroom to the ground floor. To the first floor accessed by a private stair case is the Master Bedroom with En-suite and via spiral stairs case there are further Two Bedrooms. Externally the property offers a private courtyard garden with decking area To the side. To the rear of the property there is an enclosed lawned garden with vegetable plots and two parking spaces. The property Benefits from being sold with NO ONWARD CHAIN.

Kitchen/Diner 19'2" x 11'10" (5.8m x 3.6m)

With wooden stable entrance door to the rear aspect and windows to the front aspect. Fitted with a range of wall and base units with worktops over and sink with drainer unit. Door to larder with built in shelving, door to stairwell leading to first master bedroom, wall mounted radiator, and wood effect laminate flooring.

Lounge 25'11" x 9'1" (7.9m x 2.8m)

With patio doors to courtyard and windows to the side aspect. Feature log burner on brick hearth, spiral staircase to first floor, wall mounted radiators, and fitted carpet.

Bathroom 8'3" x 5'5" (2.5m x 1.7m)

Fitted with a low level wc, wash hand basin, panelled bath with mains shower over, chrome towel radiator, and cushioned vinyl flooring.

Bedroom One 21'1" x 11'10" (6.4m x 3.6m)

With a window to the front aspect, three additional velux windows, open plan stairs to the ground floor, wall mounted radiator, and fitted carpet.

En-Suite 5'5" x 5'1" (1.7m x 1.5m)

Fitted with a low level wc, wash hand basin, electric shower in cubicle, built in shelving, chrome towel radiator, and wood effect laminate flooring.

Landing

Accessed via spiral staircase from lounge, with window to side aspect and additional velux window, and wooden flooring.

Bedroom Two 12'9" x 8'1" (3.9m x 2.5m)

With windows to the rear and side aspects., wall mounted radiator, and fitted carpet.

Bedroom Three 9'1" x 7'8" (2.8m x 2.3m)

With window to the side aspect, wall mounted radiator, and fitted carpet.

Courtyard

Accessed via both front door from kitchen and patio doors from lounge, with brick wall and wooden fence surround, paved pathway surrounded by decorative slate, raised corner decking, wooden gate to side aspect accessing gravel shared driveway, and iron gate to rear path to separate back garden and shared driveway parking area.



Enclosed Garden

Accessed via path from courtyard alongside shared driveway parking area, with metal gate, shed with built in units, lawn surrounded by beds, and oil tank.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

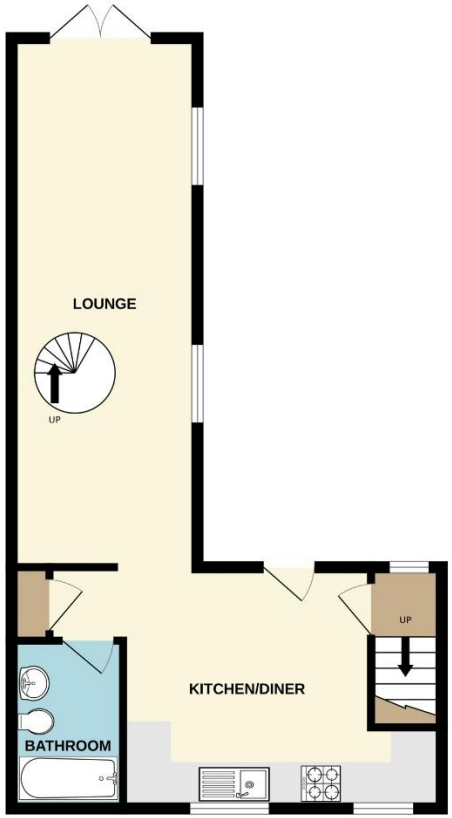








GROUND FLOOR
484 sq.ft. (44.9 sq.m.) approx.



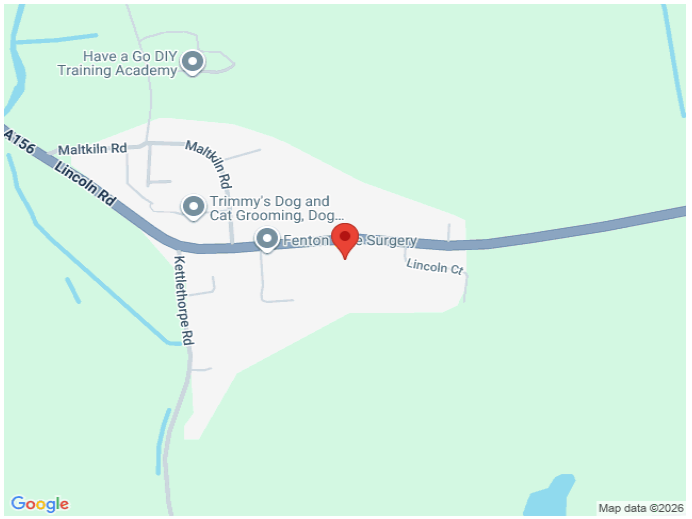
1ST FLOOR
484 sq.ft. (44.9 sq.m.) approx.

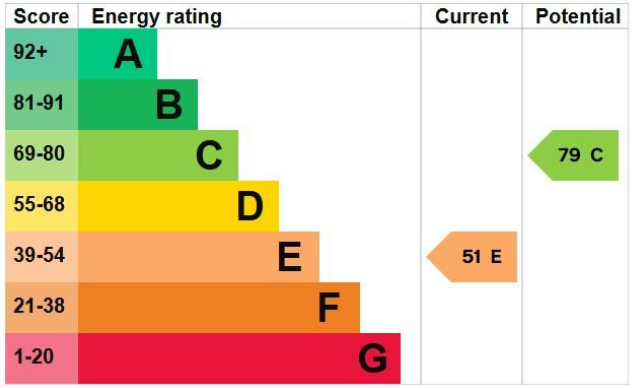


27A THE BAKEHOUSE, LN1 2EP

TOTAL FLOOR AREA : 967 sq.ft. (89.9 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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