



1 Addison Place
Fenton, Lincoln. LN1 2SB

BELL
ROBERT BELL & COMPANY



1 Addison Place, Fenton

A well presented two bedroom end terrace situated in the village of Fenton, approximately 8 miles from the historic City of Lincoln.

Fenton is a small village located in the Trent Valley plain with the Lincoln Golf club and Millfield Golf complex a short drive away. There are good road connections into the City, Gainsborough (approx. 9 miles), Newark (approx. 14 miles) with its high speed link to Kings Cross and the A1 (approx. 10 miles).

ACCOMMODATION

Front Entrance Lobby having UPVC obscure double glazed panelled front entrance door, wood style laminate floor covering and coving. Door through to:

Lounge Diner having a westerly outlook over the front of the property and the driveway; staircase up to first floor, coving, Dimplex night storage heater, two wall light fittings, ceiling spotlight fitting telephone point, TV aerial point and power points. Glazed panel door through to:

Kitchen having a good range of fitted units comprising; base, drawer and eye level units, work surface areas with single drainer stainless steel sink inset, cupboard space and room for laundry white good below. Open storage alcove, brushed steel Logik oven beneath; fitted electric Candy hob to surface with accompanying Indesit cooker hood above. To one end of the room there is a further area fitted worksurface surface suitable for a breakfast bar area with space below at present utilised for kitchen/laundry white goods, cupboard space above. There is a good sized broom cupboard set to one corner. Coving, tiled splash back to most fitted worksurface areas, tiled floor and multiple power points. UPVC Obscure double glazed rear entrance door to





Conservatory of good proportions having a pleasant Easterly outlook over the garden to the rear; French doors providing access out into the patio area, wood style laminate floor covering, wall light fitting, power points and water tap.

First Floor

Landing with coving and access to roof space.

Bathroom of good proportions comprising panelled bath with mixer tap, shower attachment and curtain rail above, pedestal wash hand basin and low-level WC. Tiling to all walls to above dado rail height, electric ladder back style radiator/towel rail, coving, inset ceiling spotlight fittings and extractor vent.

Bedroom 2 having an easterly view down over the wall and fence enclosed rear garden, coving, wall mounted electric panel heater and power points.

Bedroom 1 having a westerly outlook over the front of the property into Addison Place; deep built-in wardrobe with sliding floor-to-ceiling mirror panelled doors, built in airing cupboard containing insulated hot water cylinder, electric panel heater, telephone point and power points.

OUTSIDE

To the front of the property there is both gravel and block paved parking areas providing one parking space, as well as a further parking space to the gravel area at the side of the entrance to the court off Addison Place opposite the house itself.

The rear garden is well enclosed with a tall wall to the Addison Place/Maltkiln Road frontages, a side entrance gate from the pavement provides access into the grounds. There is a small patio area adjoining the rear of the property onto which the French doors of the conservatory open, a formal area of lawn, flowerbed/borders and a useful garden storage unit.

ENERGY PERFORMANCE RATING: C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

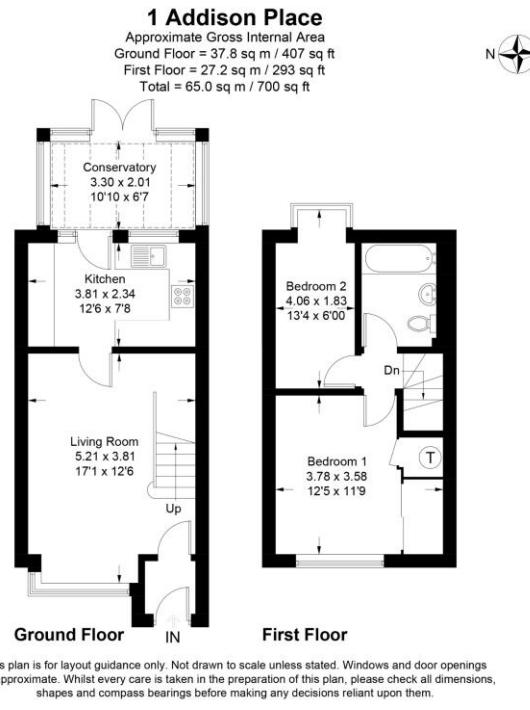
VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

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