



17 Ash Holt Close
Fiskerton, Lincoln. LN3 4GF

BELL



17 Ash Holt Close

Fiskerton, Lincoln

17 Ash Holt Close is a modern, detached family residence situated in a cul-de-sac position, located in the popular village of Fiskerton, a short drive from the city of Lincoln.

The village has a good local pub, playing fields and great countryside walks which include the Fiskerton Long Walk, taking you through Lincolnshire Limewoods, passing medieval Abbey ruins, or spend some quiet time at Fiskerton Fen Nature Reserve. Shopping and leisure can be found in Lincoln City Centre or the Carlton Centre, whilst access north or south is easily reached by car via the Eastern Bypass, then link up to other major road networks.

ACCOMMODATION

Entrance Lobby with coloured leaded light style obscure double glazed front entrance door, staircase up to first floor and radiator.

Living Room having a very pleasant westerly view from the bow window up this pleasant close of quality homes; attractive contemporary design style fireplace with gas flame effect fire inset, a marble style back and hearth with a oak style decorative surround; built-in stairs storage cupboard and two radiators. Wide panelled doors through to:

Dining Room having a very pleasant outlook from the French doors out over the rear garden; and radiator. Archway through to:

Breakfast Kitchen having an easterly outlook over the rear garden: a comprehensive range of contemporary design style fitted base, drawer and wall units, work surface areas with single drainer stainless steel one and a half bowl sink unit inset.





Extending around the adjoining wall with cupboard space, shelf unit and a brushed steel featured oven/grill beneath, Neff brushed steel four ring gas hob to surface and above cooker hood with wall cupboard space and shelf unit set appropriately on either side. There is further fitted work surface extending around the adjoining wall with a concealed refrigerator and tier of five drawers and cupboard space below, and bank of wall cupboard units above. A good sized breakfast dining area is set to one end of the room with space as appropriate for an upright fridge/freezer as required. There are tiled splash backs to fitted worksurface areas, tiled floor, radiator, spotlight fitting and extractor vent. Doorway through to:

Utility Room having an easterly view over the rear garden; fitted work surface across one wall with single drainer stainless steel sink unit inset, cupboard space and room for appropriate laundry white goods below. Tiled splash back to work surface area, tiled floor, radiator and ceiling spotlight fitting. Obscure double glazed, panelled side entrance door to grounds and door to:

Cloakroom comprising corner pedestal wash hand with tiled splash back, low-level WC, tiled floor, radiator and ceiling spotlight fitting.

First Floor

Landing with access to roof space. Doors to:

Principal Bedroom having an appealing westerly view up the close; high feature ceiling level with accompanying round arched window casement; built-in wardrobe space to one corner and radiator. Door to:

En-suite Shower Room having a good size shower cubicle across one wall with Aqualisa shower fitting and full height wall tiling, pedestal wash hand basin and low level WC. Tiling to all walls to at least dado rail height radiator, inset ceiling spotlight fittings and extractor vent.

Bedroom with an appealing easterly view down over the rear garden and beyond through the trees into the adjoining school playing field; and radiator.

Bathroom having a panelled bath across one wall with mixer tap/shower attachment and tiled splash back above, pedestal wash hand basin and low WC. Tiling to all walls to at least dado rail height, radiator, inset ceiling spotlight fitting and extractor vent.





Bedroom With an easterly outlook across the rear garden below and beyond between the trees towards the neighbouring school playing field; and radiator.

Bedroom having a westerly view across neighbouring quality homes, built-in airing cupboard containing the insulated hot water cylinder with immersion heater, and radiator.

OUTSIDE

This attractive family home stands prominently at the head of the cul de sac and is approached across a tarmac driveway which provides ample parking as well as access to **Integral Garage** with up and over door, service door to rear, wall mounted gas fired central heating boiler, light and power. There are two small areas of garden laid to grass adjoining the front of the house.

There is pedestrian access down the northern elevation of the house through to the rear garden which is well enclosed by panelled fencing and sheltered by trees in the adjoining school playing field to the east. The garden has been substantially laid to lawn with accompanying flowerbeds/borders as appropriate, and accompanying good sized paved patio area onto which French doors of the dining room open. Set to one corner of the garden is a useful garden storage shed.

West Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: D

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.

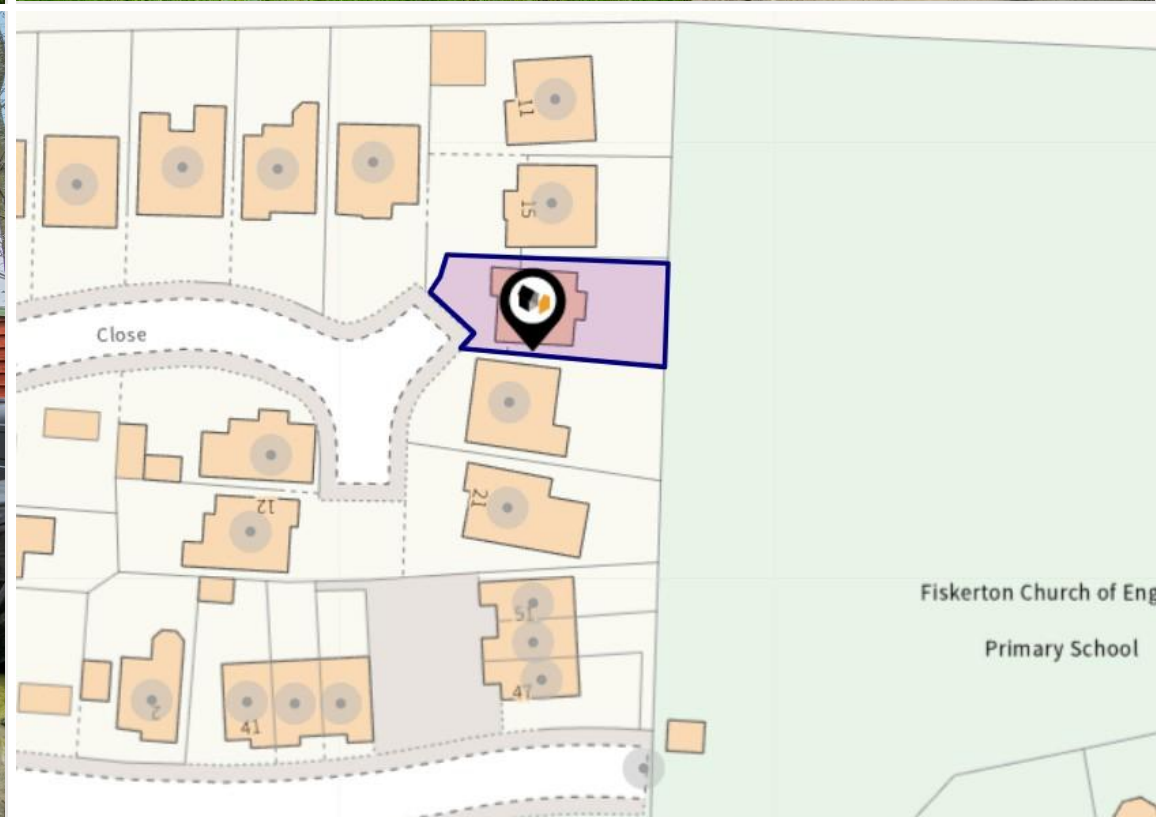
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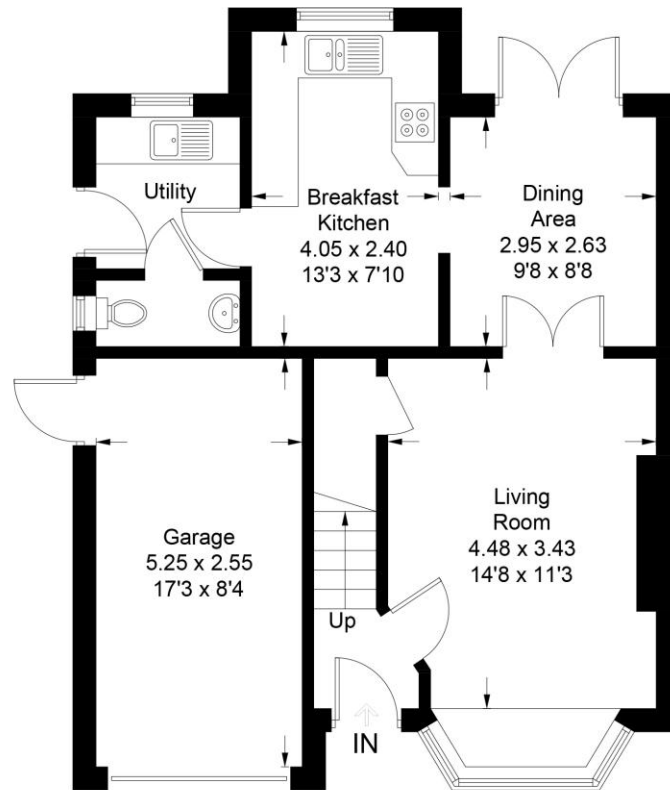
Brochure prepared 3.2.2026



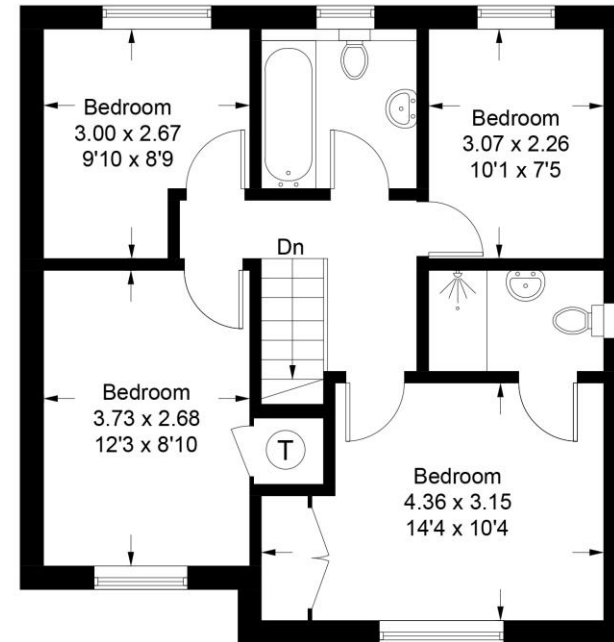


17 Ash Holt Lane

Approximate Gross Internal Area
 Ground Floor = 44.8 sq m / 482 sq ft
 First Floor = 52.8 sq m / 568 sq ft
 Garage = 14.0 sq m / 151 sq ft
 Total = 111.6 sq m / 1201 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

DISCLAIMER

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