



2 The Old Moorings  
Fiskerton, Lincoln, LN3 4FS

£565,000

## 4 Bedroom Detached House

- Freehold
- Executive Detached Home
- 4 Bedrooms
- Open Plan Kitchen/Diner
- Upgraded High Specification Finish
- Panoramic Views to Rear
- Cul De Sac Position
- Picturesque Village Location
- No Onward Chain
- New Build Home 10 Year Warranty from New
- EPC Rating - B, Council Tax Band - E

[Click here to access the Energy Performance Certificate for 2 The Old Moorings, Fiskerton, Lincoln, LN3 4FS](#)



## Overview

A beautifully presented four-bedroom detached home, located in an exclusive cul-de-sac in the desirable village of Fiskerton. Offered for sale with No Onward Chain.

This spacious and well-maintained property offers versatile living accommodation, comprising: a welcoming entrance hall, downstairs WC, generous lounge, and an open-plan kitchen/dining area with adjoining utility room. The ground floor also features two bedrooms and a modern family bathroom. Upstairs, you'll find two further double bedrooms, each benefiting from their own en-suite facilities.



Outside, the home is approached via a private road flanked by landscaped green spaces, with ample off-road parking leading to a single garage. The rear garden is mainly laid to lawn and enjoys uninterrupted panoramic views over open countryside, stretching towards the City of Lincoln.

Fiskerton is a charming, unspoilt village situated just five miles from the historic Cathedral City of Lincoln. It offers a range of local amenities including a village church, traditional pub, and a well-regarded primary school. Nearby Cherry Willingham provides additional facilities, including a Co-op food store and the highly regarded Pembroke Secondary School—part of the Priory Federation of Academies. The property also falls within the catchment area for several of Lincoln's most sought-after secondary schools.

Agent's Note: The Owner has informed us that there is a monthly management fee, currently set around £35, which covers the upkeep of the development.







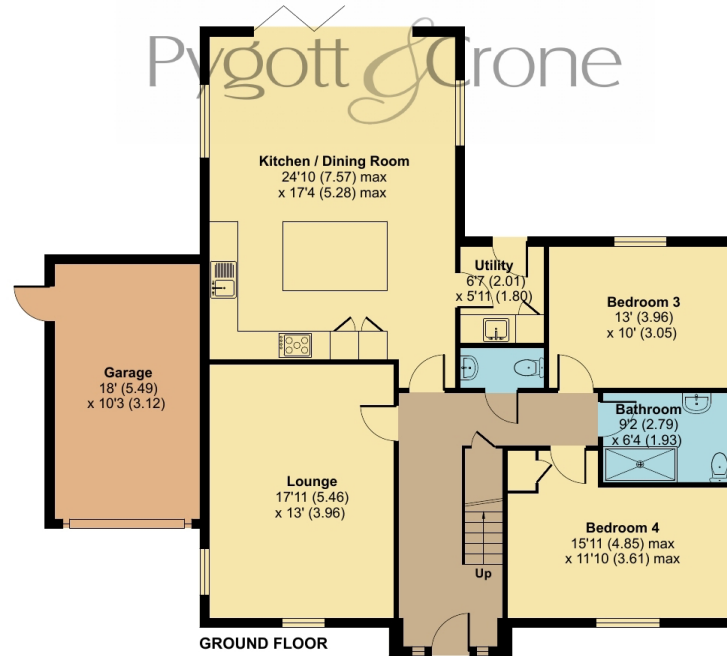
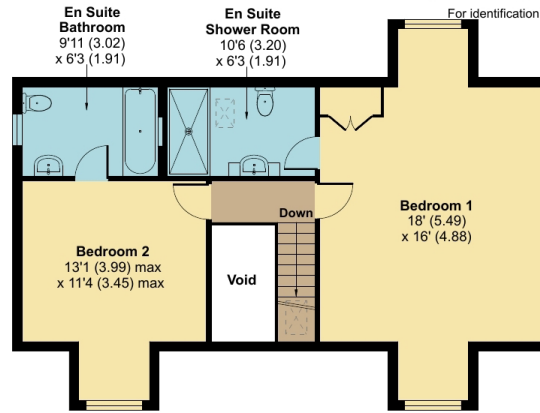
## The Old Moorings, Fiskerton, Lincoln, LN3

Approximate Area = 1926 sq ft / 178.9 sq m (excludes void)

Garage = 185 sq ft / 17.1 sq m

Total = 2111 sq ft / 196 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Pygott & Crone. REF: 961838



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



**Stonebow**  
Financial Services Ltd

### Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



**Bianca van Tonder**  
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.










**Pygott & Crone**

Platinum  
Trusted  
Service  
Award  
★★★★★  
2021 feefo

## Book your free, property valuation.

-  24/7 Customer Service
-  £0 Upfront Fees to Pay
-  On average, 98% of asking price achieved

# Pygott Plus<sup>+</sup>

## YOUR PERSONAL PROPERTY JOURNEY

- + Register your buyer's criteria
- + Access online viewings
- + Access property documents
- + Available 24/7 wherever you are
- + Easy to activate, easy to use



Houses. Homes. Harmony.



2 The Old Moorings, Fiskerton  
is on the market with our Lincoln branch

---

36a Silver Street, Lincoln LN2 1EW

01522 568822