

## 38 Fern Grove Cherry Willingham Lincoln



**£164,950**

A well presented Detached Bungalow situated within the popular village of Cherry Willingham. The internal accommodation briefly comprises; Lounge, approx. 19ft Fitted Dining Kitchen, 3 Bedrooms, Study/Dining Room and Family Bathroom. Outside the property is situated on a corner plot with Gardens to the front, side and rear. There is a Driveway providing access to the Garage and Car Port. The property further benefits from Gas Central Heating, UPVC Double Glazing and is situated on a quiet corner with no through traffic. Viewing is recommended.

- Detached Bungalow
- 3 Bedrooms & Family Bathroom
- Lounge & Study/Dining Room
- Approx 19ft Fitted Dining Kitchen
- Driveway, Garage & Car Port
- Corner Plot, Popular Village Location

### **Location**

Cherry Willingham is an exceptionally well served village approximately five miles east of Lincoln and benefitting from many facilities within the village. Within minutes walk are bus services to Lincoln city centre, shops of all kinds, doctor's surgery, school and post office.

### **Directions**

From our offices proceed up Lindum Hill onto Wragby Road, continue along onto Bunkers Hill and turn right onto Hawthorne Road. Continue along Hawthorne Road and upon entering the village of Cherry Willingham take a right turn into Croft Lane. Continue along Croft Lane and onto the High Street and then onto Waterford Lane. Once on Waterford Lane turn left onto Elm Avenue, left again onto Lime Grove and Fern Grove is a turning on the Left hand side.

Or why not visit our website at **[www.mundy-uk.com](http://www.mundy-uk.com)** and use the 'multi map' facility to see the directions on-line.

### **Services**

All main services available. Gas central heating.

### **Tenure**

Freehold.

### **Viewings**

By prior appointment through Mundys.



### **WEBSITE**

Our detailed website shows all our properties available, and also give extensive information on all aspects of moving home, local information and lots, lots more. Access on [www.mundys-uk.com](http://www.mundys-uk.com)

### **SELLING YOUR HOME - HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring, call in or visit our website for details of all our packages.

### **BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, ask for Steven Spivey, MRICS

### **GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### **NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### **GENERAL**

If you have any queries with regard to purchase, please ask and we will be happy to assist.

Mundy & Co. makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:-

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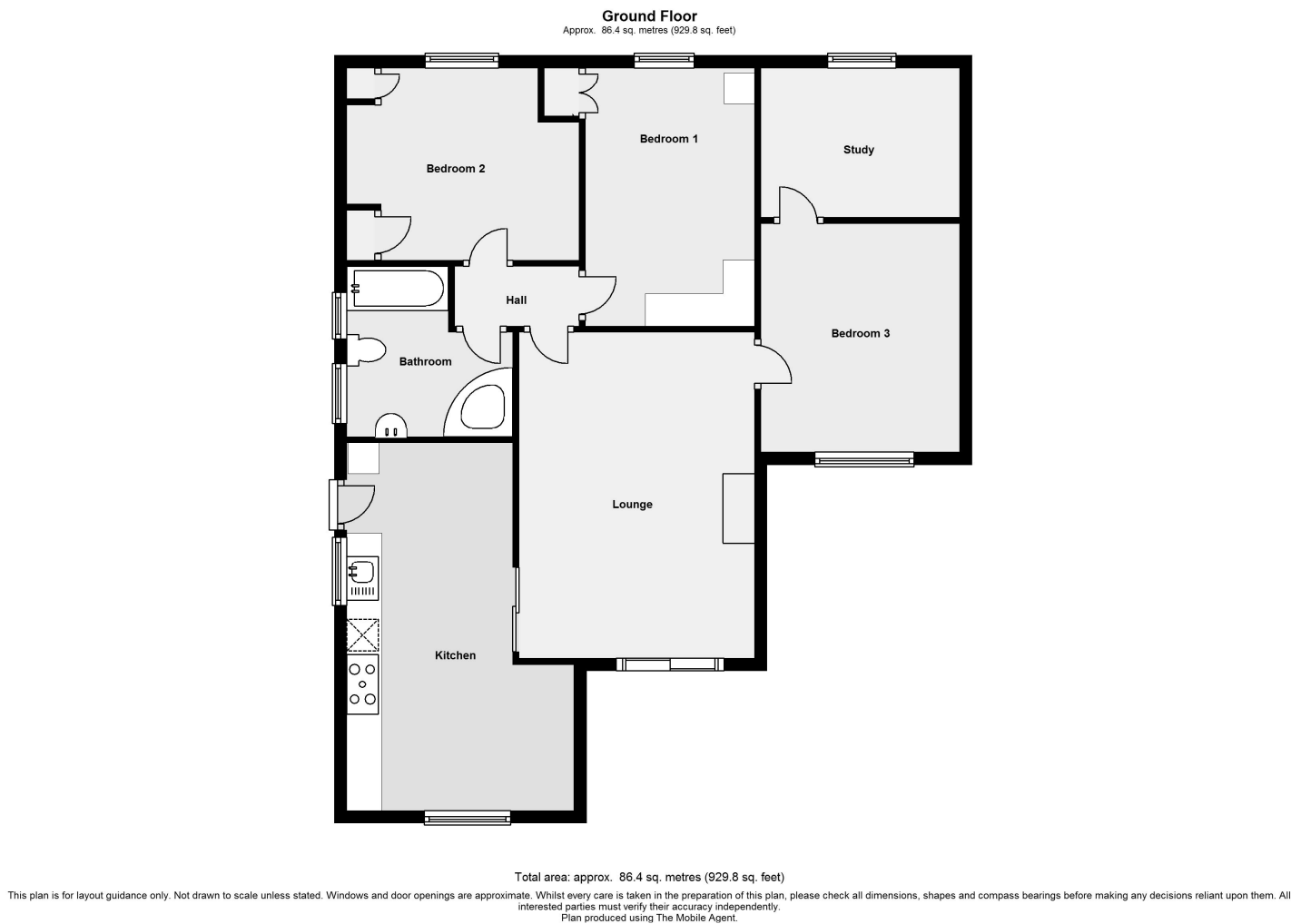
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# Accommodation

<b><u>Fitted Dining Kitchen</u></b>	Approx. 5.82m x 3.61m (19'1x11'10 narrowing to 8'7), fitted with a range of base and wall units, work surfaces, 1½ bowl sink unit and drainer, plumbing for washing machine and dishwasher, range cooker, coving to ceiling, spotlights, single radiator, UPVC windows to front and side elevations and UPVC side entrance door.
<b><u>Lounge</u></b>	Approx. 5.16m x 3.73m (16'11x12'3), with UPVC sliding Patio/French doors to front elevation, coving to ceiling, moulded ceiling rose, single radiator, two wall light points and Living Flame gas fire and surround.
<b><u>Study/Dining Room</u></b>	Approx. 3.63m x 3.15m (11'11x10'4), with UPVC window to front elevation, single radiator and coving to ceiling.
<b><u>Bedroom 3</u></b>	Approx. 3.15m x 2.34m (10'4x7'8), with UPVC window to rear elevation, single radiator and coving to ceiling.
<b><u>Inner Hallway</u></b>	With access to roof void.
<b><u>Bedroom 1</u></b>	Approx. 4.01m x 2.79m (13'2x9'2), with UPVC window to front elevation, single radiator, fitted wardrobes and storage cupboard.
<b><u>Bedroom 2</u></b>	Approx. 3.53m x 3.05m (11'7 max into recess 10'0 min x10'0), with UPVC window to rear elevation, fitted wardrobes and storage cupboards.
<b><u>Family Bathroom</u></b>	With suite to comprise fitted shower cubicle, bath, W.C. and wash basin, tiled wall, coving to ceiling, spotlights, towel radiator and two UPVC windows to side elevation.
<b><u>Outside</u></b>	The property is situated on a corner plot with gardens to the front, side and rear. Front and side gardens with lawned areas, a variety of shrubs, trees and flowerbeds. Rear garden with lawned area and a variety of shrubs. There is a Driveway providing off-street parking and leading to a Car Port and access to <b>Garage</b> approx. 4.95m x 2.49m (16'3x8'2) with up-and-over door, light and power. There is also a workshop/storage area approx. 3.02m x 2.49m (9'11x8'2) with two UPVC windows.





## Photograph Gallery

