



## 54 Cherry Paddocks

Cherry Willingham, Lincoln, LN3 4GW

**£195,000**

This is a modern two bedroomed end terraced house situated on the Cherry Paddocks Development within the popular village of Cherry Willingham. The property benefits from being on a larger than average plot with an extensive garden to the rear and a block paved driveway to the side providing ample off road parking. Internally, the stylish living accommodation comprises of Open Plan Living Dining Kitchen with a range of integral appliances, WC and the First Floor Landing leads to two Bedrooms (both with fitted wardrobes) and Bathroom. Viewing is essential to appreciate the accommodation on offer.





#### SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – A (West Lindsey District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

#### DIRECTIONS

Leave Lincoln along the A15 (Lincoln Eastern Bypass) and immediately turn left towards the village of Cherry Willingham onto Hawthorn Road. Once in the village turn right onto Cherry Paddocks, continue along for some time and the property can be located on the right hand side.

#### LOCATION

Well located in the pleasant village of Cherry Willingham. The property is within close proximity to local shops and amenities. Lincoln City Centre and the Carlton Shopping Centre are also easily accessible via road or the regular bus services.



## SERVICE CHARGE

Annual Service Charge Amount - £73.87.

Service Charge Reviewed - Annually in TBC.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

## OPEN PLAN LIVING DINING KITCHEN

26' 0" x 10' 0" (7.95m x 3.06m (overall measurements))

**Living Dining Area** - With uPVC window to the side aspect, double uPVC doors to the rear garden, door to the under stairs storage cupboard, radiator and stairs rising to the First Floor Landing.

**Kitchen Area** - With uPVC door and window to the front aspect, door to the WC, fitted with a range of wall, base units and drawers with granite work surfaces over and complementary up-stands, stainless sink and granite drainer, electric oven and four ring gas hob with extractor fan over, spotlights to ceiling, radiator and integral washing machine, dishwasher and fridge freezer,

## WC

With uPVC window to the front aspect, WC, wash hand basin and radiator.

## FIRST FLOOR LANDING

With doors to two Bedrooms and Bathroom.

## BEDROOM 1

9' 3" x 13' 6" (2.83m x 4.13m) With uPVC window to the rear aspect, radiator and fitted wardrobe.

## BEDROOM 2

10' 8" x 13' 6" (3.27m x 4.13m) With two uPVC windows to the front aspect, radiator, over stairs storage and fitted wardrobe.

## BATHROOM

7' 1" x 5' 5" (2.16m x 1.66m) With suite to comprise of bath with shower over, WC and wash hand basin, partly tiled walls, radiator and uPVC window to the side aspect.

## OUTSIDE

here is a block paved driveway to the side providing ample off road parking and giving access to the extensive rear lawned garden with a Store/Summer House.

## SUMMER HOUSE / STORE

17' 9" x 9' 10" (5.42m x 3m) With double doors, further door, power and lighting.





**WEBSITE**

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

**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 or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westaby Financial Services will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

**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, call 01522 556088 and 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**

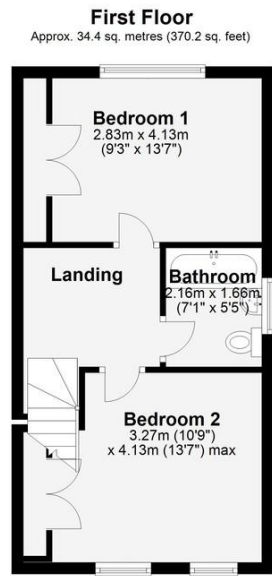
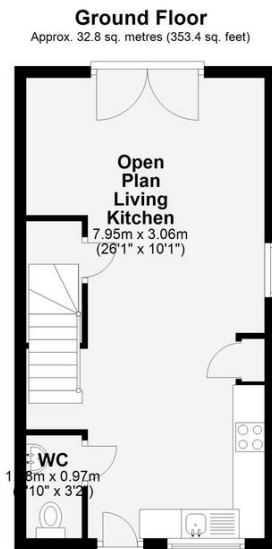
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

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

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



**Total area: approx. 67.2 sq. metres (723.6 sq. feet)**  
The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.  
**54 cherry paddocks**

29 – 30 Silver Street  
Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[residential@mundys.net](mailto:residential@mundys.net)  
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

