



3 Minster Drive

Cherry Willingham, Lincoln, LN3 4LP

£269,500

A well-presented three bedroomed detached family home located in the popular village of Cherry Willingham, close to local shops and schools. The property offers internal accommodation to comprise of Inner Hallway, Lounge, Dining Room, modern Kitchen, Conservatory and a First Floor Landing leading to three Bedrooms and Bathroom. Outside there is a garden to the front and a driveway to the side providing off road parking and giving access to the larger than average Garage. To the rear of the property there is a garden and paved seating area. Viewing of the property is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – C

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading into Cherry Willingham, turn right on to Croft Lane and then turn left on to Minster Drive where 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.





INNER HALLWAY

13' 2" x 6' 0" (4.02m x 1.84m), with UPVC window and door to the front aspect, stairs to the first floor landing, under stairs storage area and doors to the lounge and kitchen.

LOUNGE

10' 10" x 14' 9" (3.32m x 4.51m), with UPVC window to the front aspect, radiator, fireplace and archway to the dining room.

DINING ROOM

9' 11" x 10' 2" (3.03m x 3.10m), with double UPVC doors to the conservatory, door to the kitchen and radiator.

KITCHEN

9' 11" x 10' 7" (3.03m x 3.25m), with UPVC window and door to the rear aspect, tiled flooring, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, integral electric hob and microwave combination oven, separate oven, space for an automatic washing machine, breakfast bar and wall mounted cupboards.

CONSERVATORY

12' 7" x 9' 3" (3.84m x 2.83m), with UPVC windows and double doors to the rear garden, power, lighting and electric heater.

FIRST FLOOR LANDING

With UPVC window to the side aspect and doors to three bedrooms and bathroom.



BEDROOM 1

13' 1" x 14' 2" (3.99m x 4.34m), with UPVC window to the front aspect, radiator and a range of fitted wardrobes.

BEDROOM 2

10' 0" x 14' 6" (3.07m x 4.42m), with UPVC window to the rear aspect, radiator and fitted wardrobes.

BEDROOM 3

6' 9" x 8' 11" (2.06m x 2.72m), with UPVC window to the front aspect and radiator.



BATHROOM

6' 7" x 6' 5" (2.02m x 1.97m), with UPVC window to the rear aspect, suite to comprise of bath with shower over, WC and wash hand basin, radiator and partly tiled walls.



OUTSIDE

To the front of the property there is a lawned area and a driveway to the side providing off road parking and giving access to the garage. There is gated access to the side and to the rear of the property there is a paved seating area, lawned garden, flowerbeds, mature shrubs and trees, decorative gravelled beds and a shed.

GARAGE

16' 6" x 12' 3" (5.04m x 3.74m), with UPVC window and up and over door to the front aspect, UPVC window and door to the rear aspect, 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

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, Dale & Co and Gilson Gray 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.

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

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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

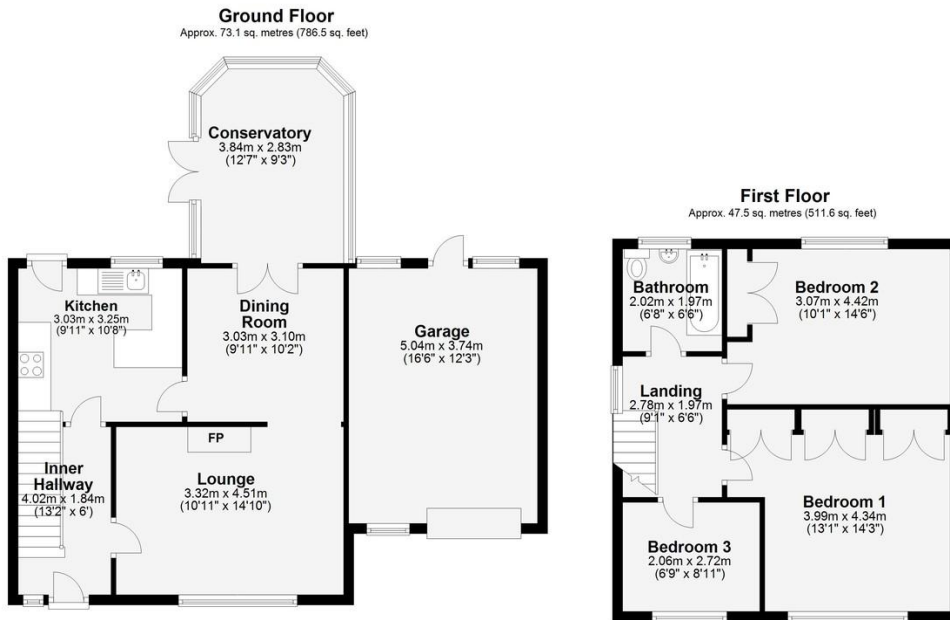
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 are 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.
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Total area: approx. 120.6 sq. metres (1298.0 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.

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