



7 Lady Meers Road

Cherry Willingham, Lincoln, LN3 4BW

£250,000

An immaculate two bedroom detached bungalow in the popular village of Cherry Willingham to the East of the Cathedral City of Lincoln. The property has accommodation comprising of Hall, Lounge, Dining Room, Conservatory, fitted Kitchen, two Double Bedrooms and a Shower Room. Outside there are pleasant gardens to the front and the rear, a gravelled driveway providing off-street parking for multiple vehicles and a single Detached Garage. The property is situated in close proximity to the centre of the village of Cherry Willingham that has shops and a bus stop. This property benefits from no onward chain and viewing is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – B

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leave Lincoln via Monks Road and at the mini roundabout turn right onto Greetwell Road. Continue along Greetwell Road into the village of Cherry Willingham. Proceed through the village and turn left onto Church Lane. Continue along Church Lane and then turn right onto Lady Meers Road where the property is located on the left 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.



ACCOMMODATION

HALL

With double glazed window to the side aspect and radiator.

LOUNGE

13' 7" x 12' 10" (4.16m x 3.92m), with double glazed bay window to the front aspect, electric fire in decorative surround (gas supply available) and radiator.

DINING ROOM

10' 7" x 8' 10" (3.25m x 2.71m), with double glazed sliding doors to the rear garden and radiator.

KITCHEN

10' 11" x 8' 9" (3.33m x 2.69m), fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, integrated dishwasher, spaces for a fridge freezer and washing machine, eye-level electric oven, gas hob with extractor fan over, tiled splashbacks, radiator, double glazed window to the rear aspect and double glazed door to the rear garden.



CONSERVATORY

13' 6" x 10' 2" (4.13m x 3.12m), with double glazed French doors to the rear garden and two radiators.

BEDROOM 1

11' 11" x 10' 1" (3.64m x 3.08m), with double glazed window to the front aspect and radiator.

BEDROOM 2

11' 1" x 7' 10" (3.39m x 2.41m), with double glazed door to the Conservatory, double glazed window to the rear aspect and radiator.



SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, wash hand basin in a vanity unit and close coupled WC, part-tiled walls, chrome towel radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a lawned garden and a long gravelled driveway providing off-street parking for multiple vehicles and access to the Single Garage. To the rear of the property there is an enclosed garden laid mainly to lawn with a pond area, patio seating area, mature shrubs and shed.

GARAGE

With up and over door, light and power.





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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

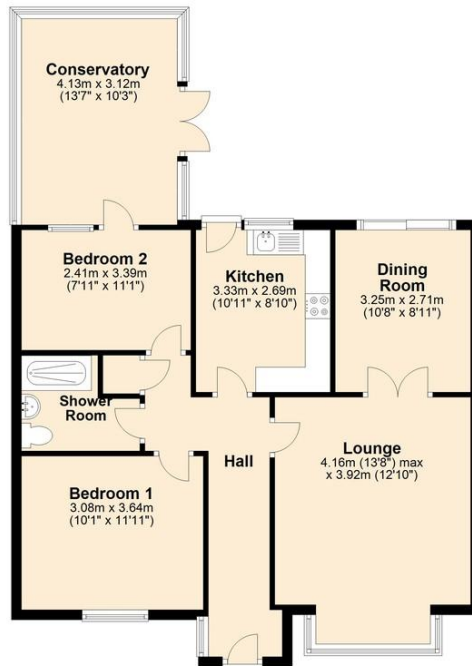
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Ground Floor

Approx. 83.7 sq. metres (901.4 sq. feet)



Total area: approx. 83.7 sq. metres (901.4 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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