



## 8 St. Davids Close

Cherry Willingham, Lincoln, LN3 4LT

**£240,000**

A larger than average three bedroom detached dormer-style house with a loft conversion. The property has internal accommodation comprising of a modern fitted Kitchen, Sitting Room, Dining Area with stairs rising to two First Floor Bedrooms, Ground Floor Bedroom, Shower Room and Conservatory. Outside there is a driveway providing off-street parking for many vehicles, a detached double garage and front and rear gardens. The property is being sold with No Onward Chain.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — TBC

**COUNCIL TAX BAND** — B

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

The pleasant village of Cherry Willingham is located approximately 4 miles East of the Cathedral City of Lincoln. The village has local shopping including a Co-op, post office, Doctor's surgery, pharmacy, public house, takeaways and local primary and secondary schooling. Cherry Willingham is well served by the new Eastern Bypass providing easy access to the North of Lincoln and beyond and also has a direct bus route into Lincoln City Centre.







## ACCOMMODATION

### KITCHEN

9' 7" x 9' 9" (2.93m x 2.99m), with UPVC window to the front aspect, fitted with a range of base units and drawers with work surfaces over, integral electric oven, four ring gas hob with extraction above, spaces for a dishwasher and washing machine, wall-mounted cupboards, radiator and door to the Sitting Room.

### SITTING ROOM

14' 11" x 12' 0" (4.57m x 3.66m), with UPVC window to the front aspect, radiator, fireplace and door to the Inner Hallway.

### INNER HALLWAY

With UPVC door and window to the side aspect, radiator, fitted cupboard, archway to the Dining Room and doors to the Shower Room, Sitting Room and Bedroom One.

### SHOWER ROOM

5' 0" x 7' 1" (1.54m x 2.18m), with UPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin, part-tiled walls and chrome towel radiator.

### BEDROOM 1

13' 3" x 8' 7" (4.05m x 2.63m), with UPVC window to the rear, radiator and a range of fitted bedroom furniture.

### DINING AREA

8' 11" x 13' 7" (2.73m x 4.15m), with stairs rising to the First Floor Landing, sliding doors to the Conservatory, radiator and space for a dining table.

### CONSERVATORY

9' 7" x 11' 6" (2.93m x 3.51m), with UPVC windows and double doors to the rear garden, power and lighting.

### LANDING

With doors to two Bedrooms.

### BEDROOM 2

11' 8" x 8' 5" (3.56m x 2.59m), with UPVC window overlooking the rear garden, radiator, fitted double wardrobe and leading to the loft storage.

### BEDROOM 3

12' 0" x 7' 8" (3.68m x 2.35m), with UPVC window to the rear aspect and radiator.

### OUTSIDE

To the front of the property there is a lawned garden with flowerbeds and a driveway to the side providing off-street parking for vehicles and giving vehicular access to the attached double garage. To the rear of the property there is a paved seating area, lawned garden, flowerbeds, mature shrubs and trees.

### DOUBLE GARAGE

With two up and over doors to the front aspect, power and lighting.





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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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