



8 St. Davids Close

Cherry Willingham, Lincoln, LN3 4LT

£235,000

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.





WEBSITE
Our detailed website shows 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

- 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.
- 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. OC352705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

