



## 7 Lady Meers Road

Cherry Willingham, Lincoln, LN3 4BW

**£249,950**

A well-presented three bedroom detached family home positioned in the popular village of Cherry Willingham. The property was constructed by Taylor Lindsey and has internal accommodation to comprise of Inner Hallway, bay-fronted Lounge, modern fitted Kitchen Diner, WC, Integral Garage and stairs rising to a First Floor Landing giving access to three Bedrooms, En-Suite to Bedroom One and a Bathroom. Outside there are gardens to the front and rear and a driveway.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – TBC

**COUNCIL TAX BAND** – C

**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.

**INNER HALLWAY** With UPVC door to the front aspect, radiator, vinyl flooring, doors leading to the Lounge, Kitchen Diner and WC and stairs to the First Floor Landing.





**LOUNGE** 10' 4" x 16' 7" (3.15m x 5.08m), with walk-in UPVC bay window to the front aspect and radiator.

**WC** 2' 9" x 7' 8" (0.85m x 2.35m), with UPVC window to the side aspect, tiled flooring, part-tiled walls, wash hand basin, WC and radiator.

**KITCHEN/DINER** 16' 9" x 10' 6" (5.13m x 3.22m), with double UPVC doors to the rear garden, further door and window to the rear garden, vinyl floor coverings, fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink and drainer with mixer tap, integral electric oven and gas hob with extraction above, spaces for a dishwasher and fridge freezer, wall-mounted cupboards with complementary tiling below, space for dining table and radiator.



**FIRST FLOOR LANDING** Giving access to three Bedrooms and Bathroom and UPVC window to the side aspect.

**BEDROOM 1** 11' 7" x 9' 6" (3.54m x 2.91m), with UPVC window to the front aspect, radiator, fitted cupboards and door to En-Suite Shower Room.

**EN-SUITE** 4' 5" x 6' 9" (1.37m x 2.08m), with UPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin, tiled flooring and part-tiled walls.

**BEDROOM 2** 8' 0" x 10' 2" (2.45m x 3.11m), with UPVC window to the rear aspect and radiator.

**BEDROOM 3** 8' 3" x 8' 9" (2.53m x 2.68m), with UPVC window to the rear aspect and radiator.



**BATHROOM** 5' 4" x 7' 0" (1.64m x 2.15m), with vinyl floor covering, modern suite to comprise of bath with shower over and mermaid boarding, WC and wash hand basin with vanity cupboard and chrome towel radiator.

**OUTSIDE** To the front of the property there is a lawned area and a gravelled driveway to the side providing parking for vehicles and giving vehicular access to the garage. To the rear of the property there is a paved seating area, lawned garden, flowerbeds and gated access to the side.

**GARAGE** 8' 3" x 15' 9" (2.53m x 4.82m), with up and over door to the front aspect, door to the rear 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](http://mundys.net)

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilen Gray 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 them we will receive a referral fee of up to £125.

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

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**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 (Users) for whom they act as Agents given notice that:

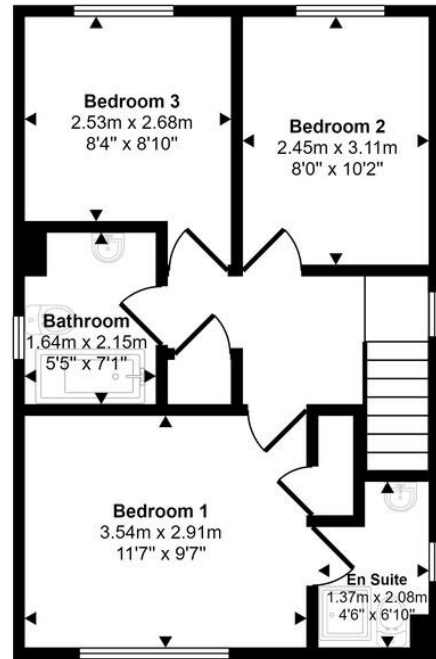
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Approx Gross Internal Area  
95 sq m / 1026 sq ft



Ground Floor  
Approx 55 sq m / 589 sq ft



First Floor  
Approx 41 sq m / 437 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

29 – 30 Silver Street  
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22 Queen Street  
Market Rasen  
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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.

