



## 33 Church Lane

Cherry Willingham, Lincoln, LN3 4AB

**£386,000**

A four bedroom family home in the centre of the village of Cherry Willingham to the East of the Cathedral City of Lincoln, situated on the most beautiful plot of approximately 0.38 acres (STS). The property has accommodation comprising of Hall, Lounge/Diner, Kitchen, Utility Room, Formal Dining Room, Sun Room, Shower Room, Ground Floor Bedroom/Study and a First Floor Landing leading to three principle Bedrooms and a Cloakroom/WC. Outside the property is set back by stunning lawned gardens with an extensive block paved driveway leading to a single garage. To the rear of the property there is a large and established garden. The property further benefits from No Onward Chain and viewing is highly recommended.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — E

**COUNCIL TAX BAND** — D

**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.







#### HALL

With staircase to First Floor, understairs storage cupboard, wood-effect flooring and radiator.

#### LOUNGE

22' 4 (max)" x 17' 5 (max)" (6.81m x 5.31m), with feature log burner, double glazed window to the front aspect and three radiators.

#### DINING ROOM

12' 9" x 10' 0" (3.89m x 3.07m), with impressive vaulted ceiling with six Velux windows, double glazed French doors to the rear garden, double glazed windows to the side and rear aspects, tiled flooring and radiator.

#### KITCHEN

15' 3" x 13' 0" (4.67m x 3.98m), fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, spaces for a fridge freezer, cooker and dishwasher, tiled flooring, tiled splashbacks and double glazed window to the rear aspect.

#### UTILITY ROOM

6' 6" x 6' 0" (2.00m x 1.84m), with plumbing for washing machine, double glazed window to the rear aspect and door to the rear garden.

#### SUN ROOM

11' 5" x 9' 11" (3.49m x 3.04m), with double glazed window to the rear aspect and radiator.

#### STUDY/BEDROOM 4

12' 0" x 11' 10" (3.66m x 3.62m), with double glazed window to the front aspect and radiator.

#### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle with electric shower, close coupled WC and pedestal wash hand basin, tiled walls, tiled flooring, chrome towel radiator and double glazed window to the side aspect.

#### FIRST FLOOR LANDING

With double glazed window to the side aspect.

#### BEDROOM 1

21' 11 (max)" x 18' 9 (max)" (6.68m x 5.72m), with double glazed windows to the front and side aspects, Velux window, two radiators and fitted storage cupboards.

#### BEDROOM 2

12' 5" x 9' 7" (3.79m x 2.94m), with double glazed window to the rear aspect, two double wardrobes and radiator.

#### BEDROOM 3

12' 11" x 7' 8" (3.94m x 2.35m), with double glazed window to the rear aspect, two double wardrobes and radiator.

#### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity unit, chrome towel radiator, laminate flooring, tiled splashbacks and double glazed window to the side aspect.







## OUTSIDE

To the front of the property there is a lawned garden setting the property back from the road with trees and flowerbeds inset. There is a sweeping block paved driveway with turning space providing off-street parking for multiple vehicles and access to the single garage. The garage has up and over door to the front aspect, personal door to the side aspect, light and power. There is a further timber workshop to the rear. To the rear of the property there is a patio area leading to fantastic extensive gardens split into two sections by hedging, laid mainly to lawn with beautiful established flowerbeds, mature trees and greenhouse.

### 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.n.e](http://mundys.n.e)

### 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 – HOW WE MAY REFER YOU TO

Sills & Butteridge, 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 Water 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 Finance and Services who will be able to offer a range of financial service products. Should you decide to instruct, Mundys Finance and Services 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 HomeBuyer 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

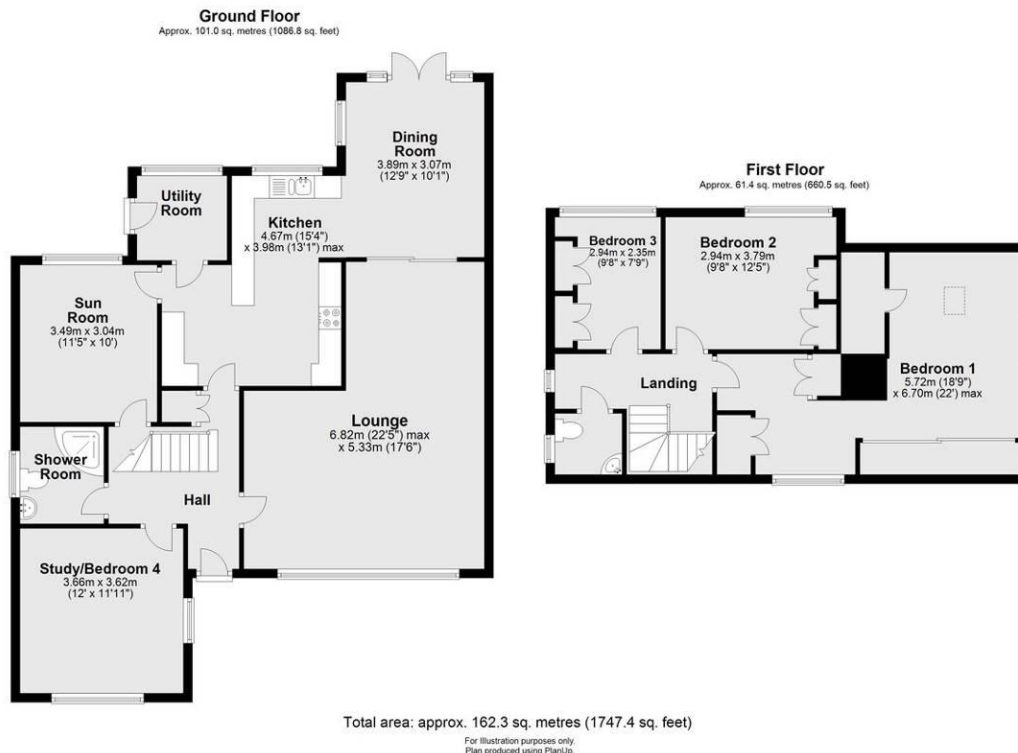
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### 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 the vendors (Lessors) for whom they act as Agents given to the effect that:

1. These 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 whatsoever in relation to this property.
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