



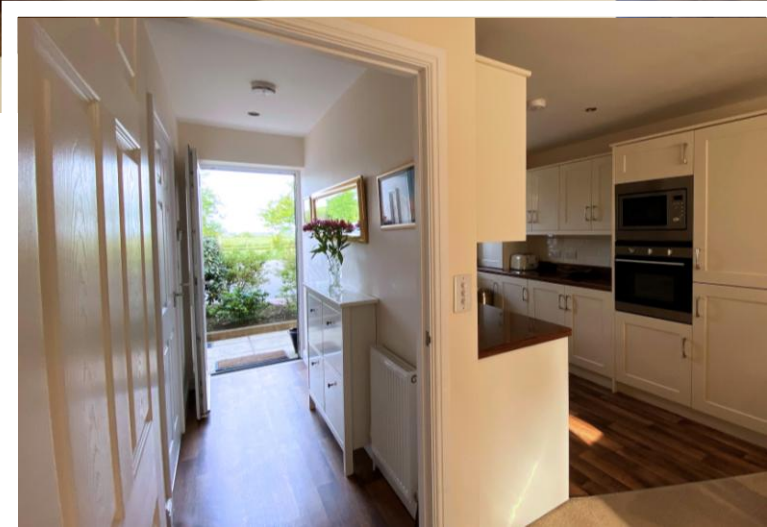
**26 Wesley Road**

Cherry Willingham, Lincoln, LN3 4GT

### **Offers in Excess of £225,000**

An immaculate four double bedded semi-detached property positioned in this popular modern development within the village of Cherry Willingham. The property has two allocated parking spaces and a rear garden. Internally the property has accommodation to briefly comprise of Entrance Hallway, Ground Floor WC, Lounge Diner with UPVC double doors to the rear garden, high specification fitted Peter Jackson handmade Kitchen with integral appliances and a First Floor Landing leading to Family Bathroom, two double Bedrooms and stairs to the Second Floor Landing giving access to further Bathroom and two further double Bedrooms. Viewing of the property is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – B.

**TENURE** - Freehold.

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

**DIRECTIONS**

Heading out of Lincoln along Wragby Road, turn right onto the Lincoln Eastern Bypass and then take the first left turning towards Cherry Willingham. Take the right hand turning onto Hawthorn Avenue, then bear right onto the Wesley Road development and the property can be located on the right 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

### INNER HALLWAY

With UPVC door to the front aspect, LED spotlights to the ceiling, doors to the WC and lounge and stairs to the first floor landing.

### WC

5' 10" x 2' 11" (1.80m x 0.90m), with WC, wash hand basin, LED spotlights to the ceiling, radiator, partly tiled walls and Icon airflow extractor fan.

### LOUNGE DINER

15' 3" x 16' 6" (4.67 m x 5.05 m), with UPVC double doors to the rear garden, under stairs storage cupboard with plumbing for automatic washing machine, radiator, LED spotlights to the ceiling and leading into the kitchen.



### KITCHEN

10' 7" x 8' 3" (3.23m x 2.53m), with UPVC window to the front aspect, fitted with a range of high specification base units and drawers with high gloss work surfaces with upstand, stainless steel sink unit and drainer with mixer tap above, integral oven and microwave combination oven, four ring induction hob with extraction above, integral fridge freezer, integrated dishwasher, LED spotlights to the ceiling, wall mounted units with complementary tiling and LED spotlights below and a concealed gas central heating boiler.

### FIRST FLOOR LANDING

With stairs to the second floor, LED spotlights to the ceiling and access to two bedrooms and bathroom.



### BATHROOM

6' 9" x 8' 3" (2.06m x 2.54m), with suite to comprise of shower, WC and wash hand basin, LED spotlights to the ceiling, partly tiled walls, chrome towel radiator and Icon airflow extractor fan.

### BEDROOM 2

15' 2" x 9' 4" (4.63m x 2.85m), with UPVC window to the rear aspect, LED spotlights to the ceiling, radiator and fitted wardrobe.

### BEDROOM 3

10' 9" x 9' 4" x 15' 2" (3.30m max x 2.85 min x 4.64m), with two UPVC window to the front aspects, radiator and LED spotlights to the ceiling (L-Shaped Room currently used as a sitting room).



### SECOND FLOOR LANDING

With LED spotlights to the ceiling and doors to two further bedrooms and bathroom.

### BATHROOM

5' 11" x 6' 8" (1.82m x 2.05m), with Velux window to the rear aspect, suite to comprise of bath with shower over, WC and wash hand basin, LED spotlights to the ceiling, chrome towel radiator, partly tiled walls and Icon airflow extractor fan.

### BEDROOM 4

12' 10" x 8' 4" (3.92m x 2.56m), with Velux window to the rear aspect, LED spotlights to the ceiling, radiator and built in storage cupboard.



## BEDROOM 1

12' 1" x 15' 9" (3.69m x 4.81m), with UPVC window to the front aspect, LED spotlights to the ceiling, radiator, built in storage cupboard and access to the roof void with drop down ladder.

## OUTSIDE

There are two allocated parking spaces. A small courtyard area to the front with a path to the front door. To the side there is gated access to the rear garden. To the rear of the property there is a paved seating area, lawned garden, flowerbeds and a shed.

### 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)

### SELLING YOUR HOME - HOW TO GO ABOUT IT

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### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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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

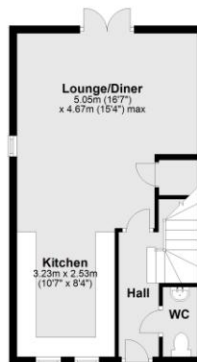
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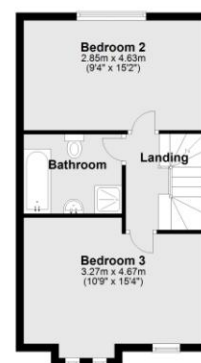
### Ground Floor

Approx. 39.1 sq. metres (421.2 sq. feet)



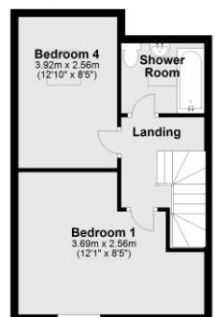
### First Floor

Approx. 39.6 sq. metres (425.7 sq. feet)



### Second Floor

Approx. 40.8 sq. metres (439.2 sq. feet)



Total area: approx. 119.5 sq. metres (1286.1 sq. feet)

For illustration purposes only.  
Plan produced using PlanIt.

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