



19 St. Davids Close

Cherry Willingham, Lincoln, LN3 4LT

£210,000

A completely renovated and refurbished two bedroomed detached bungalow positioned in the popular village of Cherry Willingham. The property offers internal accommodation to comprise of Kitchen with a range of fitted appliances, Lounge, Shower Room, two double Bedrooms and an Inner Hallway. Outside there are gardens to the front and rear, a newly laid block paved driveway, a newly laid patio area to the rear of the property and a detached garage.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

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' 2" x 9' 9" (2.80m x 2.99m), with UPVC window to the front aspect, a range of newly fitted base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, spaces for a washing machine and fridge freezer, integral oven, four ring induction hob with extraction above, newly fitted wall mounted cupboards with complementary splashbacks and a wall mounted concealed gas fired central heating boiler.

LOUNGE

14' 10" x 11' 10" (4.54m x 3.63m), with UPVC window to the front aspect, radiator, fireplace and doorway to the inner hallway.

INNER HALLWAY

SHOWER ROOM

5' 1" x 9' 10" (1.55m x 3.01m), with UPVC window to the side aspect, newly fitted suite to comprise of shower, mermaid panels to the shower enclosure, WC and wash hand basin with vanity unit, newly fitted radiator and an airing cupboard housing the hot water tank.

BEDROOM 1

13' 4" x 8' 7" (4.07m x 2.64m), with UPVC window to the rear aspect and radiator.

BEDROOM 2

8' 11" x 13' 2" (2.73m x 4.02m), with UPVC window to the rear aspect and radiator.

OUTSIDE

To the front of the property there is a lawned garden with flowerbeds, mature shrubs and trees and a newly laid blocked paved driveway to the side with decorative gravelled edging and access to the garage. To the rear of the property there is a newly laid patio area and a lawned garden with flowerbeds, mature shrubs and trees.

GARAGE

18' 8" x 9' 7" (5.71m x 2.93m), with double doors to the front aspect and window and doors to the rear garden.





WEBSITE

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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.

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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

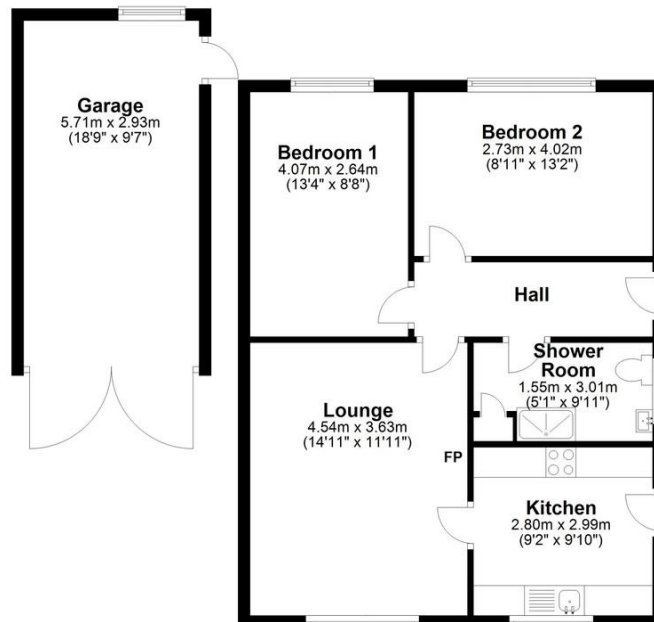
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Ground Floor

Approx. 75.1 sq. metres (808.6 sq. feet)



Total area: approx. 75.1 sq. metres (808.6 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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.

