



14 Hawthorn Avenue, Cherry Willingham, Lincoln, LN3 4JS



Book a Viewing!

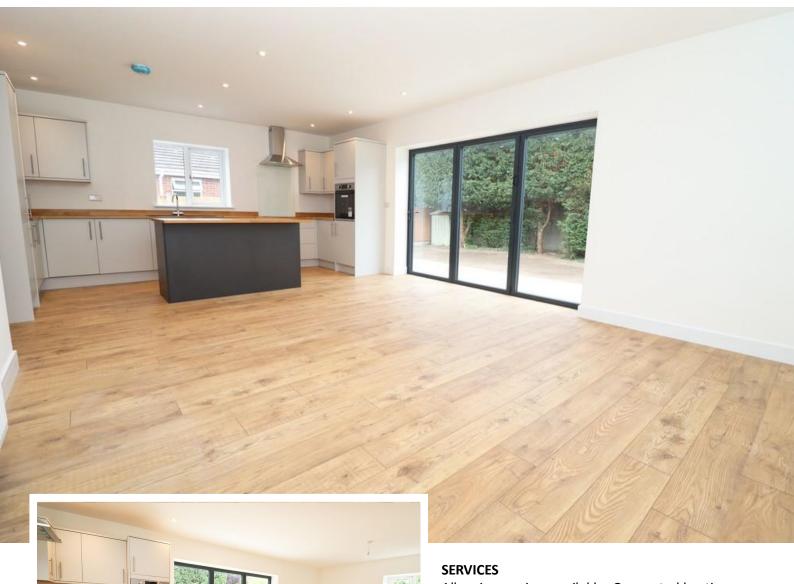
£379,950

A fully refurbished and extended executive four bedroom detached bungalow in the popular village of Cherry Willingham, close to the Cathedral City of Lincoln. The high specification accommodation on offer comprises of Hall, Living Room, fantastic Open Plan Living Kitchen Diner, Utility Room, four Bedrooms, Master with En-Suite Shower Room, and a modern four piece Family Bathroom. Outside there is a gravelled driveway, single garage and front, side and rear gardens. Viewing of this property is essential to appreciate the fantastic refurbished accommodation on offer. The property further benefits from No Onward Chain.





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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.



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 Coop, 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

HALL

With wood-effect flooring, loft access point, spotlights and radiator.

LIVING ROOM

11' 11" x 10' 9" (3.64m x 3.28m), with double glazed window to the side aspect and radiator.

LIVING KITCHEN DINER

23' 10" x 14' 0" (7.27m x 4.27m), a fantastic open plan space fitted with a range of wall and base units with wooden work surfaces over, integrated fridge freezer, dishwasher, eye-level electric oven and electric hob with extractor fan over, 1½ bowl sink with side drainer and mixer tap over, central island with storage below, wood-effect flooring, radiator, two double glazed windows to the side aspects and double glazed Bi-fold doors to the rear garden.

UTILITY ROOM

8' 9" x 7' 1" (2.68m x 2.17m), fitted with wall and base units with work surfaces over to complement the kitchen, spaces for a washing machine and tumble dryer, stainless steel sink with side drainer and mixer tap over, wall-mounted gas-fired central heating boiler, woodeffect flooring, spotlights and door to the side aspect.

BEDROOM 1

15' 5 (max)" x 12' 9" (4.7m x 3.90m), with double glazed window to the side aspect and radiator.

EN SUITE SHOWER ROOM

2' 11" x 9' 3" (0.90m x 2.83m), fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity unit, chrome towel radiator and spotlights.

BEDROOM 2

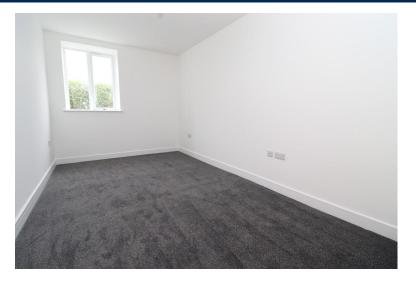
14' 7" x 8' 5" (4.46m x 2.59m), with double glazed window to the front aspect and radiator.

BEDROOM 3

8' 3" x 11' 8" (2.53m x 3.58m), with double glazed window to the side aspect and radiator.

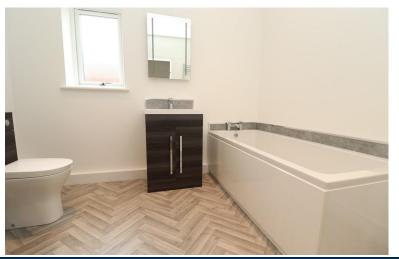
BEDROOM 4

11' 8" x 8' 0" (3.58m x 2.45m), with double glazed window to the side aspect and radiator.









BATHROOM

9' 4" x 7' 4" (2.86m x 2.25m), fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and wash hand basin in a vanity unit, chrome towel radiator, spotlights and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a gravelled driveway, providing off-street parking for multiple vehicles and access to the single garage. The garage has electric up and over door, light and power. To the rear there is a large patio seating area and a private enclosed garden which is laid mainly to lawn with a further garden area to the side.

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VALUES. 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 Financia I Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financia I Services we will receive a commission from them of £250 and in addition, the individual member of staff

BUYING YOUR HOME

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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.

None of the services or equipment have beein checked or tested.
 All measurements are be lieved to be accurate but are given as a general guide and should be tho roughly checked.

ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give

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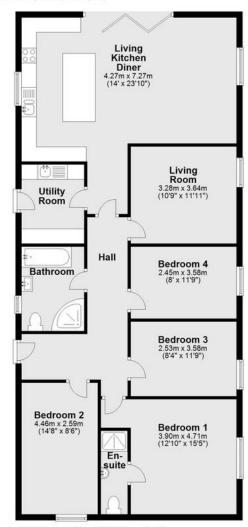
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Ground Floor Approx. 138.7 sq. metres (1492.8 sq. fee





Total area: approx. 138.7 sq. metres (1492.8 sq. feet)
For Illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street Lincoln LN2 1AS 01522 510044 22 Queen Street Market Rasen LN8 3EH 01673 847487 Agents Note: Whilst every care $h \varpi$ been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.