



**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.





SERVICES

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.

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

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, wood-effect 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.



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

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 – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, B ridge 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 Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we 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 Home Buyer 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 themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The 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 whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 138.7 sq. metres (1492.8 sq. feet)



Total area: approx. 138.7 sq. metres (1492.8 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
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01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.