



73 Waterford Lane

Cherry Willingham, Lincoln, LN3 4AN



Book a Viewing!

£264,000

Situated in the heart of the village of Cherry Willingham, on a generous double plot providing wraparound gardens and great potential for extension (subject to planning permission). A three bedroom detached house with accommodation comprising of Porch, Hall, Lounge, Dining Room, Kitchen, Ground Floor Bedroom 3, Shower Room and a First Floor Landing leading to two further Double Bedrooms. The property has a driveway providing off road parking for multiple vehicles, a single garage and generous gardens to the rear and both sides. Viewing of the property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

COUNCIL TAX BAND — C.

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

PORCH

11' 7" x 4' 6" (3.54m x 1.38m) With double glazed windows to the front and side aspects.

HALL

With radiator and glazed door to the rear garden.

KITCHEN

14' 11" x 11' 5" (4.56m x 3.50m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for cooker and washing machine, tiled splashbacks and two double glazed windows to the side aspects.

DINING ROOM

14' 9" x 9' 10" (4.52m x 3.01m) With staircase to the first floor, glazed door to the garden and radiator.

LOUNGE

14' 11" x 7' 11" (4.56m x 2.42m) With three double glazed windows to the side and rear aspects and radiator.

GROUND FLOOR BEDROOM 3

10' 7 (max)" x 9' 6" (3.23m x 2.91m) With double glazed window to the rear aspect and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the front aspect.



FIRST FLOOR LANDING

BEDROOM 1

14' 11 (max)" x 9' 11" (4.55m x 3.04m) With double glazed window to the rear aspect, over stairs storage cupboard and radiator.

BEDROOM 2

14' 11" x 8' 5" (4.56m x 2.59m) With double glazed windows to the front and side aspects, fitted wardrobe and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath, close coupled WC and pedestal wash hand basin, tiled splashbacks, radiator, loft access point, airing cupboard and double glazed window to the side aspect.

OUTSIDE

The property sits on a generous double plot with a driveway to the front providing off street parking for multiple vehicles and access to the garage. The plot surrounds the property and is mainly laid to lawn with patio areas, mature fruit trees and shrubs.





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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.

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