



## 3 Bramble Court, Cherry Willingham, Lincoln, LN3 4FW



Book a Viewing!

**£395,000**

An excellent detached cottage style property constructed by messrs Millcroft Developments and located within this exclusive development in a secluded cul de sac position. The property has been constructed to a high specification with Weinerberger Ki ssandra reclaimed brick and natural red clay pantile roof. There are stone windowsills and a painted handmade Hemlock porch in a soft French grey finish to match the flush-casement windows. The internal accommodation briefly comprises of Main Entrance Hall with Cloakroom, Lounge with Charnwood log burner, fitted German made bespoke Schuller Kitchen with a range of high quality integrated appliances, Utility Room and a First Floor Landing leading to three Bedrooms, En-suite to the principal Bedroom and Family Bathroom. There is also the added benefit of Attic trusses installed to the loft space providing maximum storage and the potential for further alteration. Externally, there is a private block paved driveway providing off road parking for vehicles and access to the Large Garage. There is also a lawned rear garden with Indian sandstone patio area. Viewing of this property is highly recommended to appreciate the internal and external specification and lovely position within this exclusive development.





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**EPC RATING – B.**

**COUNCIL TAX BAND – C.**

**LOCAL AUTHORITY -** West Lindsey District Council.

**TENURE -** Freehold.

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

**LOCATION**

This exclusive development is located within the popular village of Cherry Willingham. The pleasant village of Cherry Willingham is located approximately 4 miles east of the historic Cathedral City of Lincoln. The village has local shops including a Co-op, post office, Doctor's surgery, pharmacy, public house and takeaways. There is local primary and secondary schooling available. 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.





## SERVICES

Mains water, electricity and drainage.

Top of the range Grant air source heating system. Underfloor zoned heating controlled by wall mounted thermostats to the ground floor.

Designer British made aluminium Grant radiators to first floor rooms.

Charnwood C-five duo log burner installed to the Living Room.

Alarm system.

CAT-6 multimedia cabling to the Living Room.

Superfast full fiber broadband to the property.

3-phase electric supply to allow for future car charging point installation and an external power socket.



## ACCOMMODATION

### ENTRANCE HALL

With bespoke African Idigbo solid hardwood front entrance door with three point locking system, Porcelanosa tiled flooring and stairs with bespoke hand-crafted solid Hemlock wood staircase rising to the first floor landing.

### CLOAKROOM

With Porcelanosa tiled flooring, Porcelanosa tiled walls, Geberit WC, corner wash basin with vanity unit below and internal Suffolk oak door.



### LOUNGE

17' 8" x 11' 4" (5.38m x 3.45m) With Halo Heritage Timberweld double glazed PVC wood effect flush-casement windows to the front and rear elevations, Ted Todd engineered oak flooring, internal Suffolk oak door and Charnwood C-five duo log burner with slate hearth and oak mantle.

### KITCHEN & DINING AREA

17' 8" x 17' 2" (5.38m x 5.23m) With German made bespoke Schuller kitchen with a two tone ultra contemporary finish with a mix of slate sand effect door and end panels and onyx black door and end panels, Suede Nolia quartz work top, undermounted Schock sink, integrated Samsung double oven and combination microwave oven, Bora 'Pursu' venting induction hob, integrated Samsung fridge freezer, integrated dishwasher, integrated bin drawers, Porcelanosa tiled flooring, Halo Heritage Timberweld double glazed PVC wood effect flush-casement windows to the side and rear elevations, internal Suffolk oak door and Origin aluminium Bi-folding doors to the rear garden.





#### UTILITY ROOM

7' 10" x 7' 4" (2.39m x 2.24m) With internal Suffolk oak door, Porcelanosa tiled flooring, bespoke African Idigbo solid hardwood external door with three point locking system, Halo Heritage Timberweld double glazed PVC wood effect flush-casement window to the front elevation, with a range of lower storage units and further fitted tall units.

#### FIRST FLOOR LANDING

With Halo Heritage Timberweld double glazed PVC wood effect flush-casement window to the rear elevation, aluminium Grant radiator, luxury Midas Gemini Wheatgrass carpet, bespoke hand-crafted solid Hemlock wood staircase and access to the loft space with integrated pull down ladder.



#### BEDROOM

13' 0" x 10' 5" (3.96m x 3.18m) With Halo Heritage Timberweld double glazed PVC wood effect flush-casement window to the rear elevation, aluminium Grant radiator, luxury Midas Gemini Wheatgrass carpet and internal Suffolk oak door.

#### EN-SUITE

With internal Suffolk oak door, luxury Gerberit sanitaryware, Axces Vado taps and shower mixers, wall mounted vanity sink, Porcelanosa tiled flooring, Porcelanosa tiled walls and Tisino towel radiator.



#### BEDROOM

11' 5" x 9' 7" (3.48m x 2.92m) With Halo Heritage Timberweld double glazed PVC wood effect flush-casement window to the front elevation, aluminium Grant radiator, luxury Midas Gemini Wheatgrass carpet and internal Suffolk oak door.

#### BEDROOM

7' 10" x 7' 8" (2.39m x 2.34m) With Halo Heritage Timberweld double glazed PVC wood effect flush-casement window to the rear elevation, aluminium Grant radiator, luxury Midas Gemini Wheatgrass carpet and internal Suffolk oak door.

#### BATHROOM

With luxury Gerberit sanitaryware, Axces Vado shower unit, bath with Axces Vado shower over, wall mounted vanity sink unit, Porcelanosa tiled flooring, Porcelanosa tiled walls and Tisino towel radiator, Halo Heritage Timberweld double glazed PVC wood effect flush-casement window to the rear elevation and internal Suffolk oak door.



#### ATTIC STORAGE

With attic trusses providing maximum storage and the potential for further alteration.

ATTIC/LOFT SPACE 1

ATTIC/LOFT SPACE 2





## OUTSIDE

There is a private block paved driveway providing off road parking for vehicles and giving access to the Large Garage. Lawned rear garden with a variety of mature shrubs and tree. There is also a patio area with Indian sandstone slabs.

## GARAGE

20' 1" x 9' 10" (6.12m x 3m) With Gliderol rolling garage door.

### WEBSITE

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### 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.

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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 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.
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Approx Gross Internal Area  
116 sq m / 1252 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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