



35 Cherry Paddocks

Cherry Willingham, Lincoln, LN3 4GW



Book a Viewing!

Offers In Excess of: £180,000

A modern two bedroom semi detached house in the popular village of Cherry Willingham, just to the East of the Cathedral City of Lincoln. The immaculate accommodation on offer comprises of Kitchen/Diner with fitted appliances, Cloakroom/WC, Lounge and a First Floor Landing leading to two double Bedrooms and Family Bathroom. The property has off street parking for multiple vehicles and an enclosed rear garden. Viewing of this stunning property is highly recommended. NO CHAIN.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – A.

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/DINER

13' 1" x 9' 10" (4.00m x 3.01m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated fridge freezer, microwave, electric oven and gas hob with extractor fan over, space for integrated washing machine, spotlights, radiator, LVT flooring, double glazed window to the front aspect, main entrance door and stairs to the first floor.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks, LVT flooring and radiator.

LOUNGE

13' 6" x 11' 11" (4.12m x 3.65m) With double glazed French doors to the rear garden, understairs storage cupboard, LVT flooring and radiator.

FIRST FLOOR LANDING

BEDROOM 1

13' 5 (into wardrobe)" x 9' 1" (4.09m x 2.77m) With two double wardrobes, double glazed window to the rear aspect and radiator.

BEDROOM 2

13' 4 (into wardrobe)" x 9' 3" (4.06m x 2.84m) With double wardrobe, two double glazed windows to the front aspect and radiator.

BATHROOM

6' 6" x 6' 4" (2.00m x 1.95m) Fitted with a three piece suite comprising of panelled bath with centre taps, shower over and glass shower screen, close coupled WC and pedestal wash hand basin, tiled splashbacks and towel radiator.

OUTSIDE

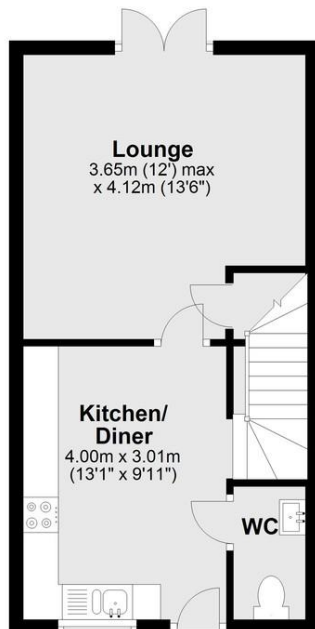
To the front of the property there is a block paved driveway providing off street parking for two vehicles. To the rear there is an enclosed garden laid mainly to lawn with patio seating areas and a shed.





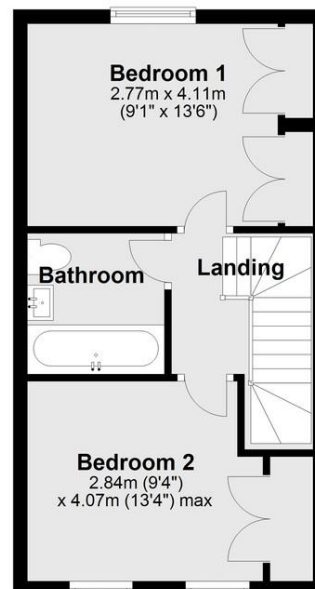
Ground Floor

Approx. 31.5 sq. metres (339.2 sq. feet)



First Floor

Approx. 32.0 sq. metres (343.9 sq. feet)



Total area: approx. 63.5 sq. metres (683.1 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them 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 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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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.

