



## 1 Westholm

Cherry Willingham, Lincoln, LN3 4DB



Book a Viewing!

**£280,000**

A well-presented three bedroom detached bungalow, situated in a cul-de-sac location in the popular village of Cherry Willingham. The property has spacious accommodation comprising of Hall, Lounge, Dining Room, fitted Kitchen, Conservatory, three Bedrooms and a Shower Room. Outside there are pleasant front and rear gardens, a driveway providing off street parking and a detached garage. The property further benefits from No Onward Chain and viewing is highly recommended.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**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.



#### ENTRANCE HALL

With two storage cupboards and radiator.

#### LOUNGE

12' 8" x 12' 2" (3.87m x 3.72m) With double glazed bay window to the front aspect, electric fire set within a feature fireplace and radiator.

#### DINING ROOM

10' 4" x 8' 1" (3.16m x 2.47m) With double glazed French doors to the rear garden and radiator.

#### KITCHEN

11' 0" x 8' 9" (3.36m x 2.68m) Fitted with a range of wall and base units with work surfaces over, electric oven with gas hob and extractor fan, stainless steel sink with side drainer and mixer tap over, spaces for fridge and washing machine, radiator, part tiled walls, double glazed window to the rear aspect and door to the conservatory.



#### CONSERVATORY

9' 2" x 8' 8" (2.81m x 2.66m) With double glazed French doors to the garden and tiled flooring.

#### BEDROOM 1

12' 11" x 9' 11" (3.95m x 3.04m) With double glazed window to the front aspect and radiator.



#### BEDROOM 2

11' 1" x 10' 0" (3.38m x 3.05m) With double glazed window to the rear aspect and radiator

#### BEDROOM 3

8' 11" x 7' 7" (2.74m x 2.32m) With double glazed window to the front aspect and radiator.

#### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin on a vanity unit and close coupled WC, tiled walls, chrome towel radiator and double glazed window to the rear aspect.



#### OUTSIDE

To the front of the property there is a lawned garden with mature shrubs. There is a driveway to the side providing off street parking for multiple vehicles and access to the garage. The garage has up and over door to the front, side personal door and light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with patio seating area and mature shrubs.





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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.

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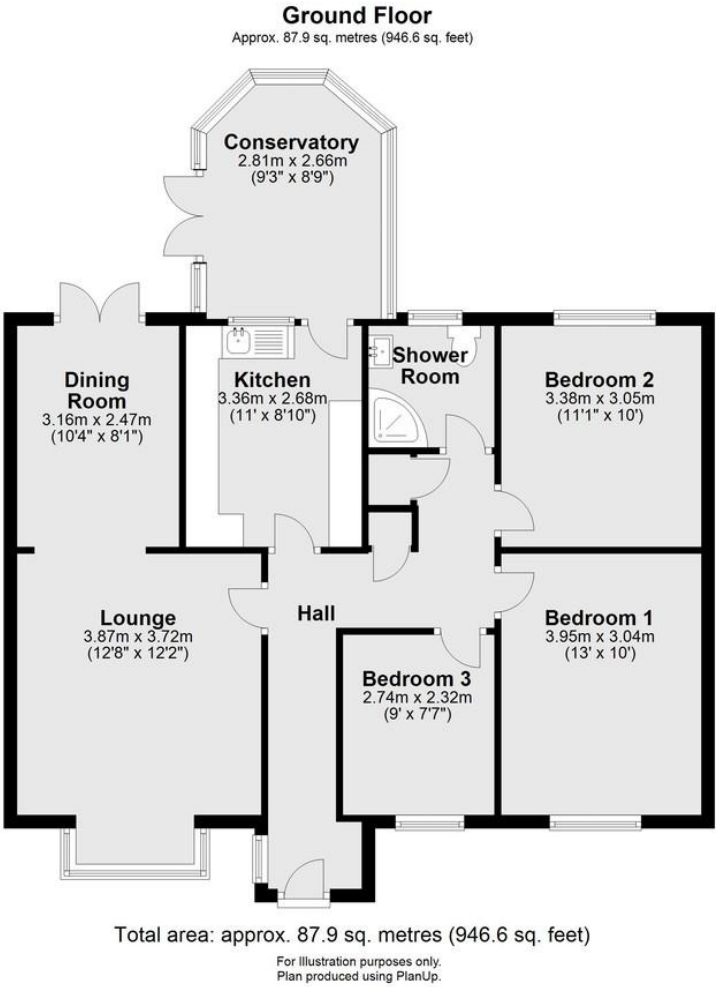
**GETTING A MORTGAGE**  
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**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**  
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