



9 Greenaway Court

Cherry Willingham, Lincoln, LN3 4JA



Book a Viewing!

£210,000

A modern two bedroom semi-detached bungalow positioned in the popular village of Cherry Willingham. The accommodation comprises of hallway, lounge/diner, conservatory, modern fitted kitchen, two double bedrooms and luxury shower room. Outside there are generous gardens to the side and rear of the property, with communal gardens and seating areas and decorative gravelled beds to the front and an allocated parking space. Viewing is essential to appreciate the accommodation on offer and the position it sits within the village of Cherry Willingham, being close to a range of amenities.





SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

COUNCIL TAX BAND — A (West Lindsey District Council).

TENURE - Freehold.

SERVICE CHARGE - Annual Service Charge for the Communal Gardens - £387.18.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

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.



INNER HALLWAY

With uPVC door to the front aspect, radiator, access to the roof void and doors leading to the kitchen, lounge, two bedrooms, shower room and airing cupboard.

KITCHEN

9' 9" x 8' 10" (2.97m x 2.69m) With uPVC window to the front aspect, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiling, stainless steel sink unit and drainer with mixer tap, integral four ring gas hob with extractor fan over, integral oven and washing machine, space for a tumble dryer, wall mounted gas fired central heating boiler and radiator.

LOUNGE DINER

17' 5" x 11' 5" (max) (5.31m x 3.48m) With uPVC window and door leading to the conservatory, radiator and electric fire with marble hearth and modern surround.

CONSERVATORY

8' 4" x 12' 8" (2.54m x 3.86m) With wooden laminate flooring, vertical radiator, uPVC windows and doors to the rear garden, power and lighting.

BEDROOM 1

11' 0" x 10' 10" (3.35m x 3.3m) With uPVC window to the rear aspect and radiator.



BEDROOM 2

7' 11" x 9' 9" (2.41m x 2.97m) With uPVC window to the front aspect and radiator.

SHOWER ROOM

7' 10" x 6' 7" (2.39m x 2.01m) With vinyl flooring, shower cubicle with mermaid boarding, WC, wash hand basin in vanity cupboard, chrome towel radiator, tiled walls, LED spotlights to ceiling and extractor fan.



OUTSIDE

To the front of the property there are decorative gravelled beds and a path leading to the front door. To the side there are gravelled and paved seating areas and two garden sheds. To the rear of the property there is a further paved seating area and lawned garden. The property further benefits from an allocated parking space.





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, 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.

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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

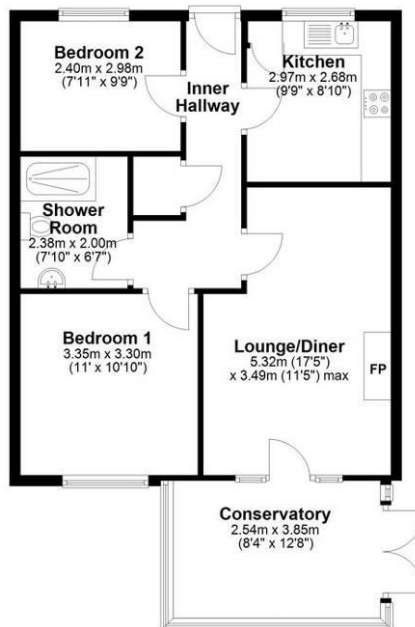
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Ground Floor

Approx. 67.8 sq. metres (730.1 sq. feet)



Total area: approx. 67.8 sq. metres (730.1 sq. feet)

For Guidance Purposes Only
Plan produced using PlanUp.

9 Greenaway Court

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

