



**11 Heathcroft, Cherry Willingham,
Lincoln, LN3 4RB**



Book a Viewing!

£380,000

Located in a tucked away position on the outskirts of the village of Cherry Willingham, a 4 bedroom detached family home with spacious and well-presented accommodation comprising of Hall, Cloakroom/WC, Lounge, Dining Room, Conservatory, Study, Kitchen/Breakfast Room, Utility Room and First Floor Landing leading to four double Bedrooms, master with En-suite Shower Room, and Family Bathroom. Outside there is a front garden, block paved driveway, double garage and an enclosed rear garden. Viewing of this beautiful home is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

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

HALL

With staircase to the first floor, under stairs storage cupboard, wood effect flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, tiled splashbacks, radiator and double glazed window to the front aspect.

LOUNGE

13' 10" x 12' 6" (4.22m x 3.82m) With gas fire set within a feature fireplace, double glazed bay window to the front aspect and radiator.



DINING ROOM

10' 1" x 9' 7" (3.09m x 2.93m) With double glazed French doors to the conservatory and radiator.

CONSERVATORY

11' 5" x 9' 7" (3.50m x 2.93m) With double glazed French doors to the rear garden, tiled flooring and radiator.

STUDY

9' 10" x 8' 10" (3.02m x 2.71m) With double glazed window to the front aspect and radiator.

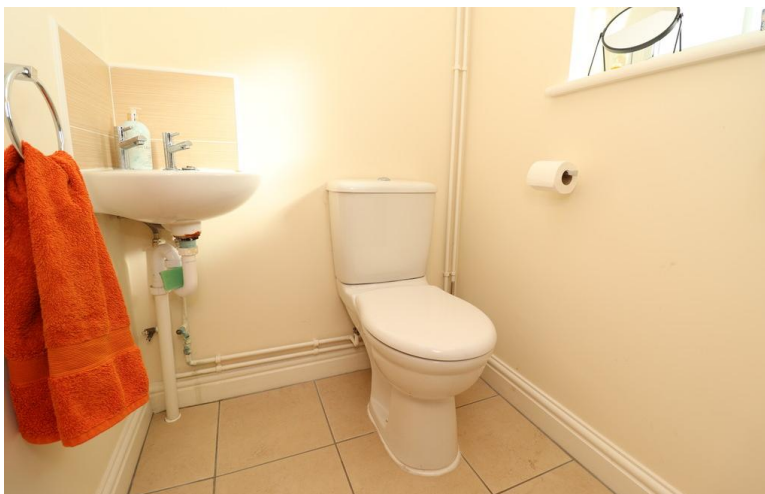


KITCHEN/BREAKFAST ROOM

19' 9 (max)" x 12' 8 (max)" (6.02m x 3.86m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, integrated dishwasher, eye level electric oven, gas hob with extractor fan over, breakfast bar with storage beneath, tiled splashbacks, radiator, spotlights and double glazed windows to the side and rear aspects.

UTILITY ROOM

8' 11" x 5' 10" (2.72m x 1.79m) Fitted with a range of base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, radiator, spotlights, double glazed window to the rear aspect and door to the garden.



FIRST FLOOR LANDING

With airing cupboard and radiator.

BEDROOM 1

14' 0" x 12' 4" (4.27m x 3.77m) With double glazed window to the front aspect and radiator.



EN-SUITE SHOWER ROOM

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

BEDROOM 2

13' 4" x 11' 10" (4.07m x 3.61m) With double glazed window to the front aspect and radiator.

BEDROOM 3

11' 6" x 9' 2" (3.52m x 2.81m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

10' 0" x 9' 8" (3.07m x 2.95m) With double glazed window to the rear aspect and radiator.



BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, chrome towel radiator, tiled walls, spotlights and double glazed window to the rear aspect.



OUTSIDE

The property sits at the end of a cul de sac with a lawned garden and block paved driveway to the front providing off street parking and giving access to the double garage. The garage has an up and over door to the front, side personal door, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with a patio seating area, mature shrubs and borders.

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

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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 and Gibson 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.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services 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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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.

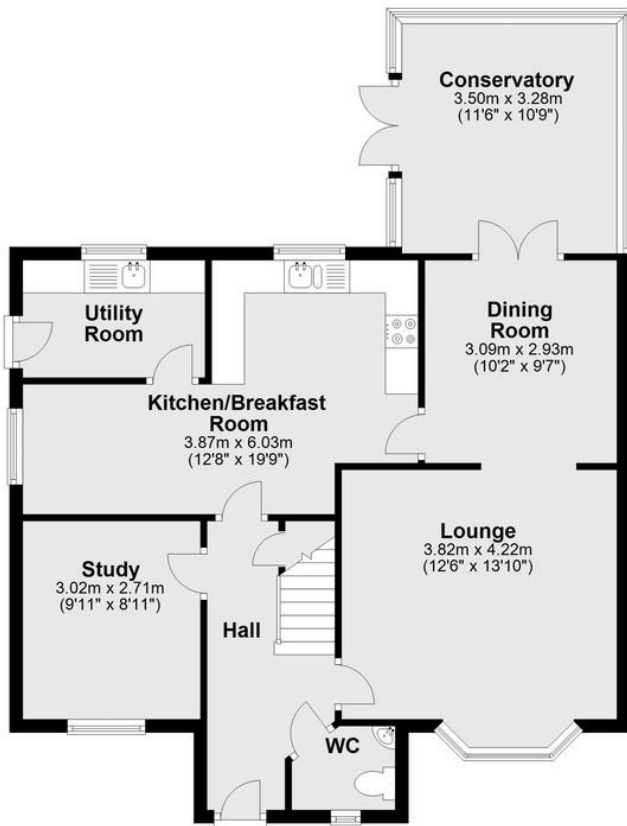
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Ground Floor

Approx. 79.4 sq. metres (854.7 sq. feet)



First Floor

Approx. 67.4 sq. metres (725.7 sq. feet)



Total area: approx. 146.8 sq. metres (1580.4 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.

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