



2 Larkin Avenue

Cherry Willingham, LN3 4AY



Book a Viewing!

£215,000

A well-presented Two Bedroom Detached Bungalow, tucked away at the end of a peaceful cul-de-sac in the ever-popular village of Cherry Willingham. The property sits on a generous plot with mature gardens to the front and rear, ample driveway parking, and a garage with power and lighting. Inside, the accommodation flows well and is arranged around a welcoming entrance hallway, leading to a bright lounge, spacious dining area, and a practical kitchen with plenty of storage. Both bedrooms are doubles, each with fitted wardrobes, and one enjoys access to a light-filled conservatory overlooking the garden. A practical shower room completes the internal space. Outside, the private gardens offer a mix of lawn and patio seating areas with mature borders and useful sheds, creating a setting ideal for relaxing or entertaining.



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SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

COUNCIL TAX BAND — B

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

Entered via a double glazed frosted doorway, the hallway provides access to both bedrooms, the shower room, and lounge. A radiator, small built-in storage cupboard, and loft access complete the space.

LOUNGE

16' 2" x 11' 11" (4.93m x 3.63m) A generous reception room accessed via a wooden glazed panel door. The space is enhanced by a large UPVC double glazed window to the front aspect, wall mounted electric fire, and radiator, making this a welcoming room for both relaxing and entertaining.



KITCHEN

15' 9" x 7' 7" (4.8m x 2.31m) The kitchen is fitted with a range of built-in cupboards and worktops, together with a large storage cupboard housing the boiler and hot water cylinder with additional shelving. Appliances include an eye-level electric oven, electric hob with extractor above, and spaces for washing machine, dishwasher, and fridge. There is also a 1½ sink with drainer and mixer tap, a UPVC double glazed window, tiled wall splashbacks and spotlights to brighten the space. A UPVC door provides external side access.

DINING AREA

10' 3" x 7' 6" (3.12m x 2.29m) Flowing directly from the kitchen, this bright and spacious dining space offers ample room for a family dining table. Dual UPVC double glazed windows fill the room with natural light and a radiator ensures comfort.



BEDROOM 1

11' 11" x 10' 10" (3.63m x 3.3m) A well proportioned double bedroom fitted with full-length mirrored wardrobes and sliding doors, radiator, and a rear facing UPVC double glazed window.

SHOWER ROOM

Finished with a three-piece suite comprising WC, shower tray with mains-fed shower, and sink with cupboard storage beneath. Further fitted storage cupboards are included, alongside carpeted flooring, tiled wall splashbacks, and a UPVC frosted side window.

BEDROOM 2

11' 11" x 8' 8" (3.63m x 2.64m) A further double bedroom with built-in sliding mirrored wardrobes. A sliding UPVC double glazed door opens into the conservatory, while a radiator provides heating.



CONSERVATORY

7' 6" x 9' 10" (2.29m x 3 m) A superb additional living space with UPVC window units throughout and a vaulted ceiling allowing light to flow through into the adjoining bedroom. UPVC French doors lead directly out to the rear garden, with a radiator ensuring year round use.

GARAGE

16' 8" x 8' 7" (5.08m x 2.62m) With electric remote controlled up-and-over door, UPVC double glazed window



to the rear, and sliding door to the garden. The garage also includes lighting and power.

OUTSIDE

The secure rear garden is mainly laid to lawn with mature shrubs and borders, complemented by two sheds, patio seating areas, and a further paved spot at the bottom of the garden. To the front of the property there is a block paved driveway, access to the garage, and a lawned garden with planted borders. Block paving continues around the side of the property, providing easy access to the rear garden.

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, 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.

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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

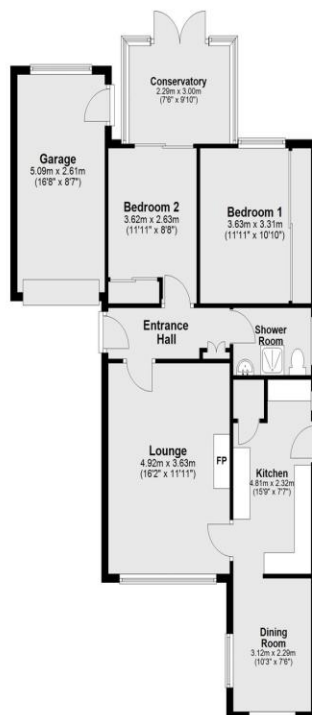
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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 to be relied upon.

Ground Floor



Total area: approx. 88.7 sq. metres (955.2 sq. feet)
2 Larkin Avenue

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.

