



## 67 Lady Meers Road

Cherry Willingham, Lincoln, LN3 4BW



Book a Viewing!

**£210,000**

A modern two bedroom semi detached home ideally situated in the popular and convenient village of Cherry Willingham, just East of the Cathedral City of Lincoln. The house has well-presented living accommodation comprising of Entrance Hall, Lounge, Kitchen/Diner and a First Floor Landing leading to two double Bedrooms and a Bathroom. Outside there are pleasant front and rear gardens, a gravelled driveway and a single garage. Viewing of this superb house is highly recommended. NO CHAIN.





Lady Meers Road, Cherry Willingham, Lincoln, LN3 4BW



#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**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

### HALL

With staircase to the first floor and radiator.

### LOUNGE

15' 0" x 12' 9" (4.58m x 3.91m) With double glazed window to the front aspect, gas fire set within a feature fire surround and radiator.

### KITCHEN/DINER

12' 9" x 9' 9" (3.91m x 2.98m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven with gas hob, integrated fridge freezer, spaces for washing machine and slimline dishwasher, tiled flooring and splashbacks, radiator, spotlights, double glazed window to the rear aspect and door to the garden.



### FIRST FLOOR LANDING

### BEDROOM 1

12' 11" x 9' 1" (3.94m x 2.78m) With double glazed window to the rear aspect and radiator.

### BEDROOM 2

12' 8" x 9' 1" (3.88m x 2.78m) With double glazed window to the front aspect, storage cupboard 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, tiled splashbacks, radiator and double glazed window to the side aspect.

### OUTSIDE

To the front of the property there is a lawned garden and a gravelled driveway providing off street parking and access to the garage. The single garage has an up and over door to the front, rear personnel door, light and power. To the rear there is an enclosed garden laid mainly to lawn with patios seating area and mature shrubs.







#### 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](http://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 & Co., Taylor Rose, 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 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 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

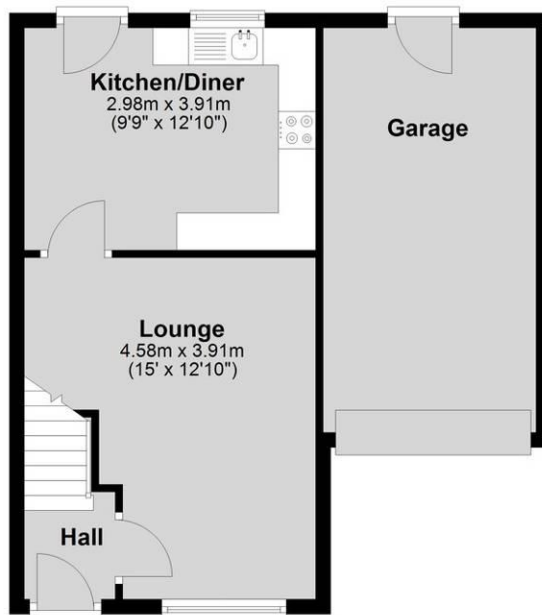
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

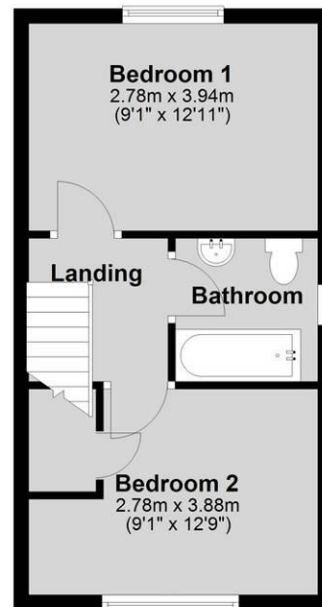
### Ground Floor

Approx. 46.0 sq. metres (495.1 sq. feet)



### First Floor

Approx. 30.0 sq. metres (322.5 sq. feet)



Total area: approx. 76.0 sq. metres (817.6 sq. feet)

**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

**22 King Street**  
**Southwell**  
**NG25 0EN**  
**01636 813971**

**46 Middle Gate**  
**Newark**  
**NG24 1AL**  
**01636 700888**

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.



[www.mundys.net](http://www.mundys.net)