



42 Laburnum Drive

Cherry Willingham, Lincoln, LN3 4AS



Book a Viewing!

£200,000

A well-presented two double bedroom detached bungalow situated in an elevated position on a generous and larger-than-average plot. The property enjoys mature front gardens and a driveway providing ample off-road parking, which also gives access to a detached single garage. To the rear is a spacious lawned garden, offering excellent potential for extending the bungalow (subject to the necessary planning permission) without compromising outside space. Internally, the bungalow is well maintained and offers comfortable accommodation comprising an Entrance Hall, Lounge, Kitchen with a Pantry and modern units, Conservatory, two double Bedrooms and a modern Shower Room. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - West Lindsey District Council.

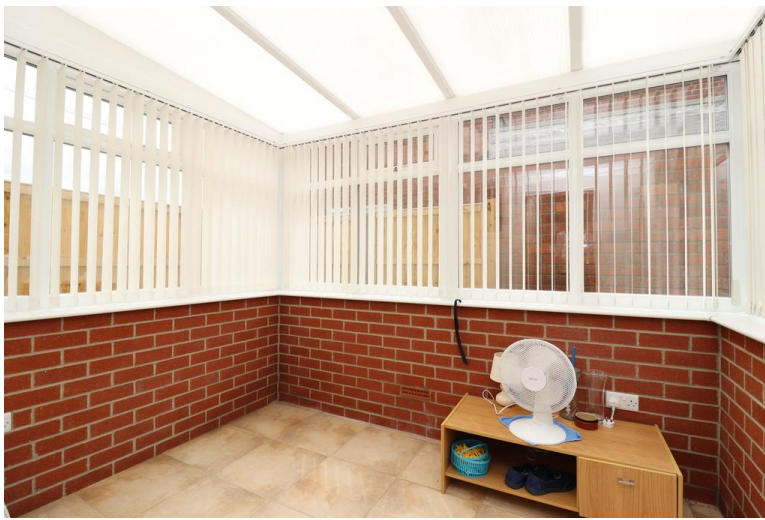
TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Cherry Willingham is a sought after village due to the close proximity to Central Lincoln. The village benefits from shops, schools and medical centre. The historic Cathedral and University City of Lincoln lies to the west with its many facilities. Central Lincoln has the usual High Street shops, department stores, banking and allied facilities, multiplex cinema, marina and art gallery. The famous Steep Hill leads to the Uphill Area of Lincoln and the Bailgate with its quaint boutiques, bistros, Castle and Lincoln Cathedral.





ACCOMMODATION

ENTRANCE HALL

With UPVC double glazed external door and window and radiator.

LOUNGE

15' 10" x 11' 11" (4.83m x 3.63m) With UPVC double glazed bow window, fire surround and hearth with electric fire inset and radiator.

KITCHEN

15' 10" x 7' 4" (4.83m x 2.24m) With two UPVC double glazed windows, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces and tiled splashbacks, stainless steel sink drainer with mixer tap, space for freestanding cooker with stainless steel splashback and extractor fan over, work surface with plumbing and space for washing machine below and space for fridge freezer to the side, pantry cupboard, radiator and cupboard housing the gas fired central heating boiler.

CONSERVATORY

9' 4" x 7' 9" (2.84m x 2.36m) With UPVC double glazed windows and door to the rear garden, tiled flooring and power points.

BEDROOM 1

10' 11" x 10' 9" (3.33m x 3.28m) With UPVC double glazed window and radiator.

BEDROOM 2

10' 11" x 8' 8" (3.33m x 2.64m) With UPVC double glazed window and radiator.

SHOWER ROOM

7' 4" x 5' 3" (2.24m x 1.6m) With UPVC double glazed window, vinyl flooring, fully tiled walls, low level WC, wash hand basin, double width shower cubicle with electric shower, heated towel rail, extractor fan and access to roof space.

OUTSIDE

To the rear of the conservatory there is a hardstanding low-maintenance seating area with a gate leading into a generous lawned garden. The garden features a central pond, a variety of established plants and shrubs and access to the detached single garage. To the front of the property there is a mature garden with steps and a driveway providing ample off-road parking and access to the garage.





WEBSITE
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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 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.

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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:

- 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.
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Total area: approx. 84.7 sq. metres (911.3 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.
Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
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