

Buy. Sell. Rent. Let.



Cherry Paddocks, Cherry Willingham, LN3 4GW



When it comes to  
property it must be

  
lovelle



Asking Price: £185,000

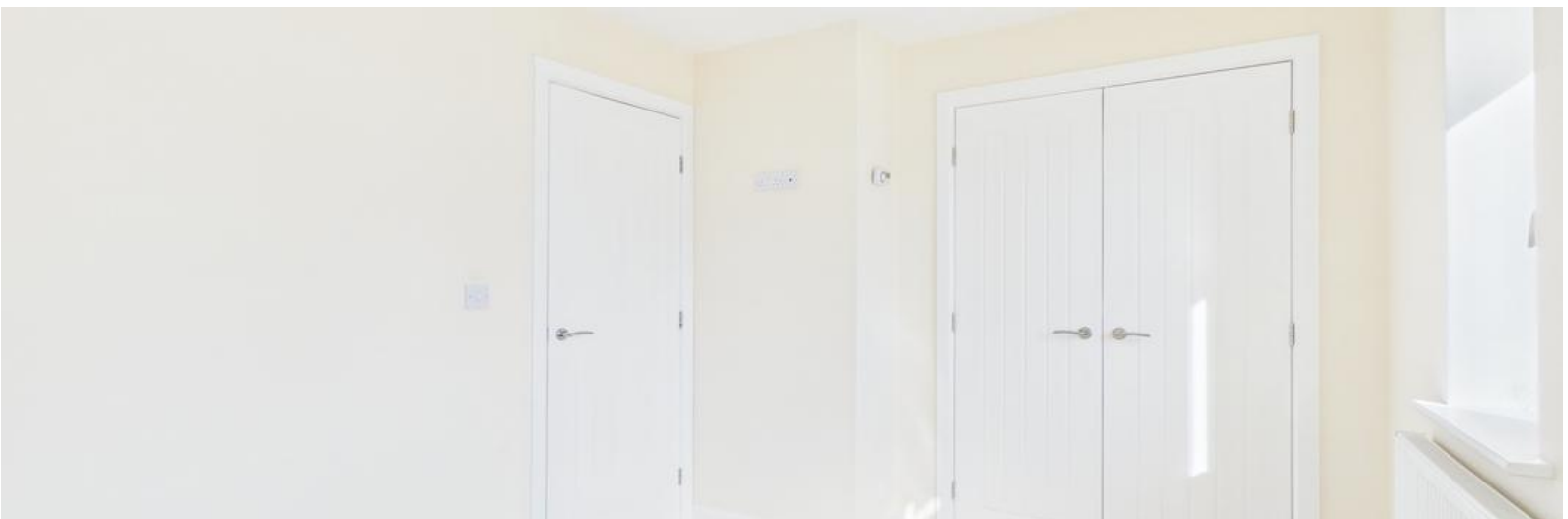
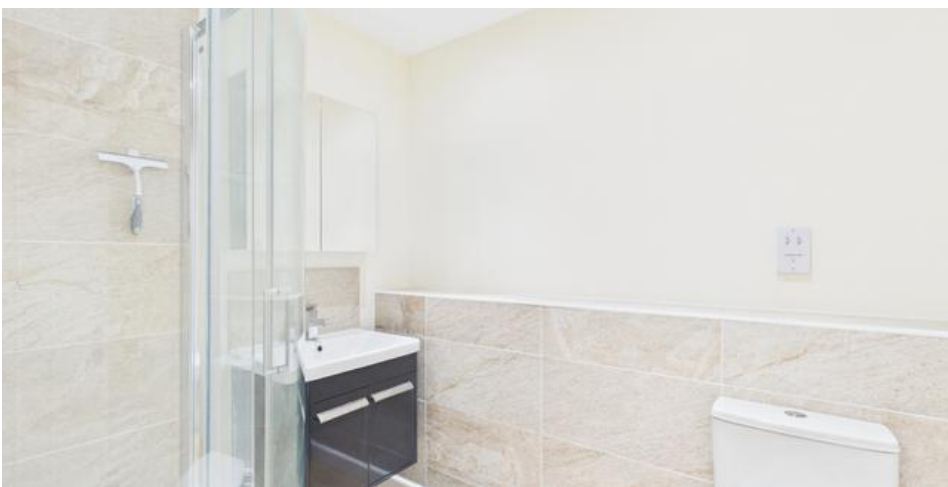


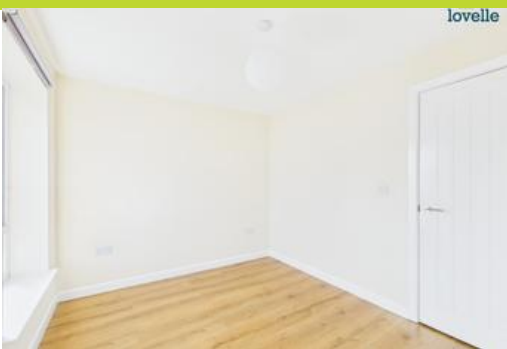
A fantastic first-time buy or investment opportunity, this modern two-bedroom semi-detached home in Cherry Willingham offers stylish open-plan living, two double bedrooms with built-in wardrobes, a family bathroom, and a downstairs WC. Set on a popular new build estate, the property also features a private garden, driveway, and owned solar panels for energy efficiency. Ideally located close to local amenities and transport links, it's a must-see!

### Key Features

- Ideal first-time buy or investment opportunity
- Two double bedrooms, both with built-in wardrobes
- Stylish open-plan kitchen and living area
- Council Tax Band: A
- Modern family bathroom upstairs
- Convenient downstairs WC
- Located in the popular village of Cherry Willingham
- EPC rating B
- Tenure: Freehold







A fantastic opportunity for first-time buyers or investors alike - this beautifully presented two-bedroom semi-detached home is located on a popular modern development in the sought-after village of Cherry Willingham. Boasting two generously sized double bedrooms, both with built-in wardrobes, this property offers contemporary living across two floors. The stylish open-plan kitchen and living area creates a bright and sociable space, perfect for modern lifestyles, while a separate WC adds extra convenience on the ground floor. Upstairs, you'll find a well-appointed family bathroom, complementing the spacious bedrooms. Externally, the home benefits from a private garden, ideal for relaxing or entertaining, and a private driveway providing off-street parking.

Additional highlights include owned outright solar panels, contributing to lower energy costs and improved efficiency - a great bonus for both homeowners and tenants. The house also features an already installed EV charger.

Located just a short drive from Lincoln city centre with excellent local amenities, schools, and transport links nearby, this is a superb low-maintenance home in a thriving community.

Early viewing is highly recommended - contact us today to arrange your appointment.

## Ground Floor

### Entrance Hall

1.17m x 1.76m (3'10" x 5'10")

Hard wood flooring, uPVC front door, radiator, door leading to WC and living/kitchen area.

### Kitchen/Living Area

4.08m x 7.84m (13'5" x 25'8")

Fitted base and wall units, integrated oven, hob with splashback, extractor canopy, sink, fridge freezer, and dishwasher. Hard wood flooring, breakfast bar, 2 radiators, double glazed window to front aspect, and double-glazed double doors to rear aspect.

### WC

0.97m x 1.73m (3'2" x 5'8")

Low level WC, pedestal wash basin, radiator, hard wood flooring, tiled splashback.

## First Floor

### Landing

1.06m x 2.17m (3'6" x 7'1")

Hard wood flooring, staircase, doors leading to both bedrooms and bathroom.

### Bedroom 1

3.44m x 2.81m (11'4" x 9'2")

Double bedroom with double glazed window to rear aspect, built in wardrobe, hard wood flooring, and radiator.

## Bedroom 2

3.41m x 2.69m (11'2" x 8'10")

Double bedroom with double glazed window to front aspect, built in wardrobe, hard wood flooring, and radiator.

## Bathroom

1.74m x 2.18m (5'8" x 7'2")

Low level WC, shower, wash basin, tiled walls, hard wood flooring.

## Agent Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

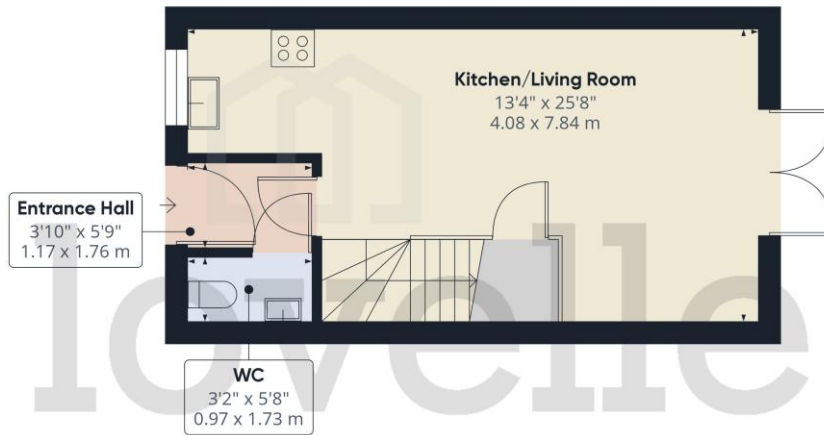
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## Agent Notes

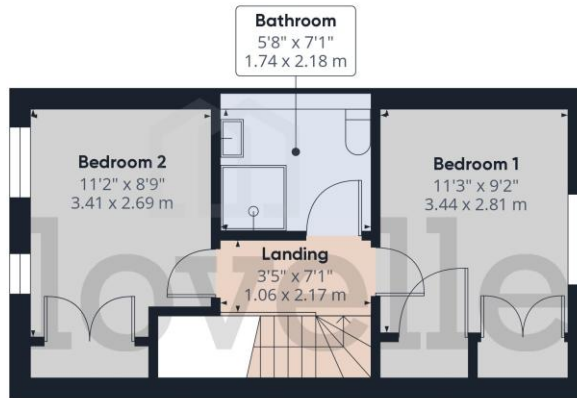
The property is equipped with owned, fully fitted solar panels, complete with a backup battery system. These panels offer significant monthly savings on utility bills. According to the vendors, the system also generates an additional income of approximately £70-£80 per month, subject to usage. For further information, please get in touch.

## Agent Notes

We are informed by the sellers that a service charge of £73.46 is payable every six months for the upkeep of local communal areas.



Ground Floor



Floor 1

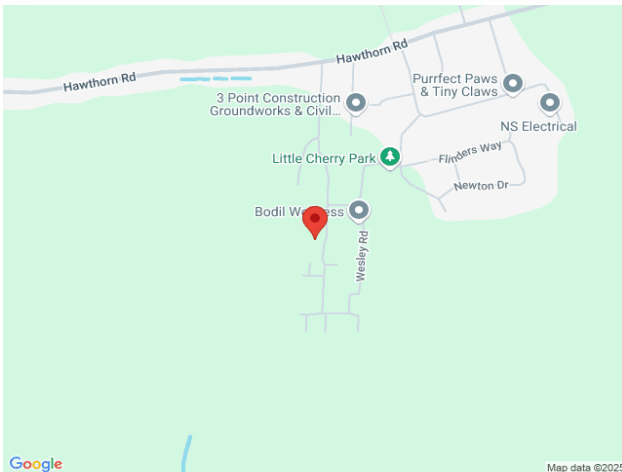
**Approximate total area<sup>®</sup>**  
645.62 ft<sup>2</sup>  
59.98 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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01522 305605

lincoln@lovelle.co.uk