



King & Co.

26 HIGH STREET, CHERRY WILLINGHAM,
LN3 4AQ
£389,000





INFORMATION

- Construction type ~ Solid Brick
- Heating Type ~ Gas central heating
- Parking ~ Driveway
- Tenure ~ Freehold
- Council tax band ~ D
- EPC rating ~ D61

This unique period home is situated on the High Street within this popular and well served village.

26 High Street boasts a spacious frontage with the house situated towards the rear of the plot. Approached over a tarmac driveway that extends down towards the extends and meanders around to the attached garage.

The frontage is predominantly laid to grass with mature hedging to either side having mature apple tree en route to the property. Wrought iron gates allow access through to the enclosed rear garden which offers timber fencing to the rear boundary, open field country views and two outbuildings.

This house is entered via timber glaze panelled door opening to.

ENTRANCE PORCH

With window to side elevation, radiator and carpet.



DINING/FAMILY ROOM

11' 10" x 11' 6" (3.63m x 3.51m) Having window to front elevation looking out over the spacious front garden, window to side elevation, three wall light points, radiator and tiled flooring.

LOUNGE

15' 10" x 12' 11" (4.83m x 3.95m narrow wing to 3.49m) Having UPVC double doors allowing access out to the front driveway and garden, further window to side elevation, radiator and wood effect laminate flooring.

KITCHEN

25' 11" x 7' 10" (7.92m x 2.39m) Boasting a comprehensive range of matching fitted units including. Ceramic sink and drainer unit inset to work surface with cupboards and space below for both automatic washing machine and dishwasher.

Opposite is a further work surface housing Kenwood stainless steel cooking range with triple extractor hood above and a range of units both above and below work surface level.

Also with appropriate wall tiling, two windows to rear elevation, wall hung gas fired Ideal central heating boiler, stairs rising to first floor with under stairs storage cupboard and tiled flooring.



PORCH

5' 6" x 6' 2" (1.70m x 1.90m) Having UPVC door to front elevation, space for coats and boots and tiled flooring.

STUDY

8' 5" x 5' 5" (2.58m x 1.67m) Being versatile, it offers double doors allowing access out to the adjacent side and rear garden, tiled flooring and door to.

WC

Close couple WC, wash hand basin with splash back tiling and double cupboard below, radiator and window to rear elevation.

FIRST FLOOR LANDING

Having access to loft space, window to side elevation, radiator and carpet.

BEDROOM 1

12' 0" x 12' 11" (3.66m x 3.96m) With window to front elevation, chimney breast to part of one wall with wardrobe adjacent, radiator and carpet.





BEDROOM 2

11' 11" x 12' 11" (3.65m x 3.96m) Window to front elevation looking out over the spacious front garden, chimney breast to part of one wall with wardrobe adjacent, radiator and carpet.

BEDROOM 3

8' 0" x 12' 6" (2.45m x 3.82m reducing to 2.95m) Having window to rear elevation looking out over neighbouring farmland and beyond the rail line, radiator and exposed timber floor boards.

BATHROOM

Offering panelled bath with wall hung Triton electric shower unit, wash hand basin with double cupboard below, low level WC, appropriate wall tiling, window to rear elevation and exposed timber floor boards.

WORKSHOP

14' 6" x 6' 7" (4.43m x 2.02m) With UPVC door and window to front elevation and power.

TIMBER SUMMER HOUSE

17' 3" x 10' 8" (5.26m x 3.27m)

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

