



King & Co.

42 RUDGARD AVENUE,  
CHERRY WILLINGHAM, LN3 4JG  
£265,000





**INFORMATION**

Construction type ~ Cavity Wall and solid brick  
 Heating Type ~ Gas central heating and wood burner  
 Parking ~ Driveway  
 Tenure ~ Freehold  
 Council tax band ~ C  
 EPC rating ~ D65

This deceptively spacious detached family home is approached over a block paved driveway which gives access to the

**ENTRANCE PORCH**

Providing space for coats and boots, glaze panel door leading through to

**ENTRANCE HALL**

Having stairs rise to first floor, coving, radiator and fitted carpet.

**LOUNGE/DINER**

(7.09m x 4.48m narrowing to 3.04m) Window to front elevation looking out to the mature front garden, coving, three radiators, multi fuel burner inset to chimney breast with slate tiled half, TV aerial point and fitted carpet.



### **GARDEN ROOM**

9' 4" x 9' 4" (2.85m x 2.87m) Having double doors leading out to the mature rear garden and taking in the open field country views beyond, mock timber ceiling beams, coving, two radiators and fitted carpet.

### **KITCHEN**

10' 8" x 9' 10" (3.26m x 3.02m) With the range of matching fitted units comprising: stainless steel sink and drainer unit inset to work surface with cupboards below, the work surface extends along the neighbouring wall with units both above and below. Opposite is a further work surface with units above and below.



Also with. Free standing "Canon" Electric oven with four ring gas hob, under stairs storage cupboard, further fitted storage cupboards to part of one wall, coving, appropriate wall tiling and door to.

### **UTILITY ROOM**

7' 8" x 10' 11" (2.35m x 3.34m) With timber stable door allowing access out to the rear garden, shaped fitted work surface to 3 walls with plumbing below for automatic washing machine, coving, appropriate wall tiling, glowworm gas fired central heating boiler and providing access to the adjacent walk-in pantry (2.39m x .90m).



### **FIRST FLOOR LANDING**

Giving access to lost space, coving, window to side elevation and fitted carpet.

### **BEDROOM 1**

14' 2" x 10' 0" (4.32m x 3.06m) Boasting wonderful views to its rear elevation over the rear garden and out to neighbouring farmland. Radiator and fitted carpet.

### **BEDROOM 2**

(3.93m x 4.33m reducing to 3.63m) With window to front elevation looking out over the front garden and beyond, fitted wardrobes to majority of one wall, coving, radiator and carpet.

### **BEDROOM 3**

8' 10" x 7' 8" (2.70m x 2.36m) having windows front elevation, coving, radiator and fitted carpet.

### **BATHROOM**

6' 6" x 5' 6" (1.99m x 1.68m) With matching suite comprising: panelled bath with wall hung "Mira" electric shower unit, wash hand basin set of vanity units with double cupboard below, low level WC, ladder effect heated towel rail, coving, appropriate wall tiling and exposed timber floorboards.





## OUTSIDE

This extended and deceptively spacious family home is situated on Rudgard Avenue within the popular and well served village of Cherry Willingham.

Approached over a block paved driveway providing off-street parking but also allowing access to the;

## GARAGE

15' 2" x 7' 10" (4.63m x 2.39m) With up and over door, concrete base, power and lighting.

The front garden enjoys a high level of maturity with conifer hedging to boundaries, mature and well stocked flower borders and also the inclusion of a traditional Victorian style lamp. A concrete pathway extends down one side of the property which, via timber gate, allows access to the rear garden.

Being part laid to grass with paved patio area standing adjacent to the rear of the property it enjoys a high standard of maturity with various trees, shrubs and raised flower borders giving a colourful backdrop.

Also with. Timber garden shed externally accessed conservatory (3.06m x 2.28m) and greenhouse.

## 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 mostly double glazed. 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

