



King&Co.

7C WATERFORD LANE, CHERRY WILLINGHAM,  
LN3 4AL  
£550,000





### **PROPERTY**

A deceptively spacious detached Dormer bungalow, positioned at the end of a private driveway. This beautifully designed home boasts impressive vaulted ceilings, a southwest-facing garden, and has been built to an exceptionally high specification throughout.

The property is located in the popular village of Cherry Willingham and with its many facilities and amenities, including a secondary school, shops and eateries with Lincoln just a 10-minute drive away.

### **INFORMATION**

Construction - cavity wall

Heating - Air Source Heat Pump/ Under floor heating

Off street parking

Council tax band D

EPC rating B

Mobile - Mobile coverage available

Broadband - <https://checker.ofcom.org.uk/>

### **VIEWINGS**

Strictly by prior appointment through the Agents office on 01522 525255



### **SERVICES**

Mains electricity, water, drainage and are connected to the property. Central heating is provided via Air Source heat Pump. The property is double glazed throughout. None of the service installations within the property have been tested.

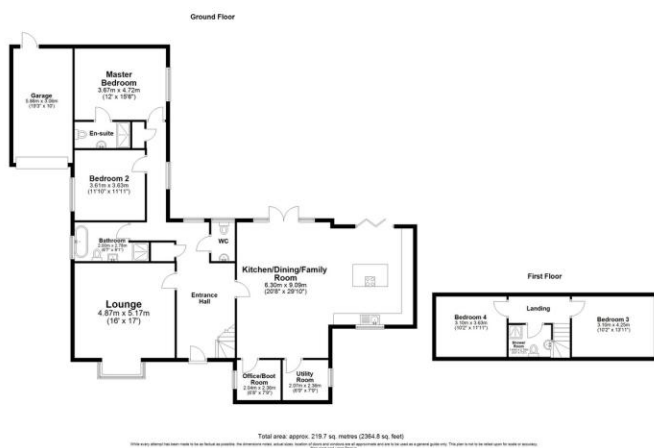
### **TENURE**

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

### **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.





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