



7 Laburnum Drive
Cherry Willingham, Lincoln

BROWN & CO JH Walter



7 Laburnham Drive, Cherry Willingham, Lincoln, LN3 4AT

A two bedroom detached house situated in the well served village of Cherry Willingham.

The property requires a scheme of refurbishment throughout which once complete will suit an owner occupier or buy to let investment.



ACCOMMODATION

Entrance hall

With stairs to first floor, single radiator and door to;

Lounge 4.42m x 3.35m

Double glazed bay window to front elevation, single radiator, fireplace, archway to;

Sunroom 2.57m x 2.04m

Double glazed patio door to rear elevation, door to;

Kitchen 4.88m x 2.04m

Double glazed casement windows to rear and side elevation, fitted wall and base units with stainless steel single drainer sink, Ideal logic plus boiler, double glazed door to;

Conservatory 4.90m x 3.11m

Double glazed construction with French doors to rear elevation, base unit with stainless steel single drainer sink, built-in storage.

Dining Room 3.08m x 3.12m

Double glazed casement window to side elevation, single radiator, storage cupboard, door to hallway.

First floor

Bedroom One 4.51m x 3.34m

Double glazed casement window to front elevation, single radiator, eaves storage cupboard, loft access.

Bedroom Two 4.41m x 3.14m

Double glazed casement window to rear elevation, single radiator, eaves storage cupboard, loft access.

Landing

With built-in storage cupboard.

Outside

The front elevation offers off street parking, garden area, attached single garage and a pedestrian gate leading to side access. The rear elevation offers a fenced garden with decked area and pedestrian door leading to garage.

Services

We understand the property offers, mains water, gas, electric and main sewer connections.

TENURE & POSSESSION

Freehold with vacant possession upon completion.

COUNCIL TAX

Band C

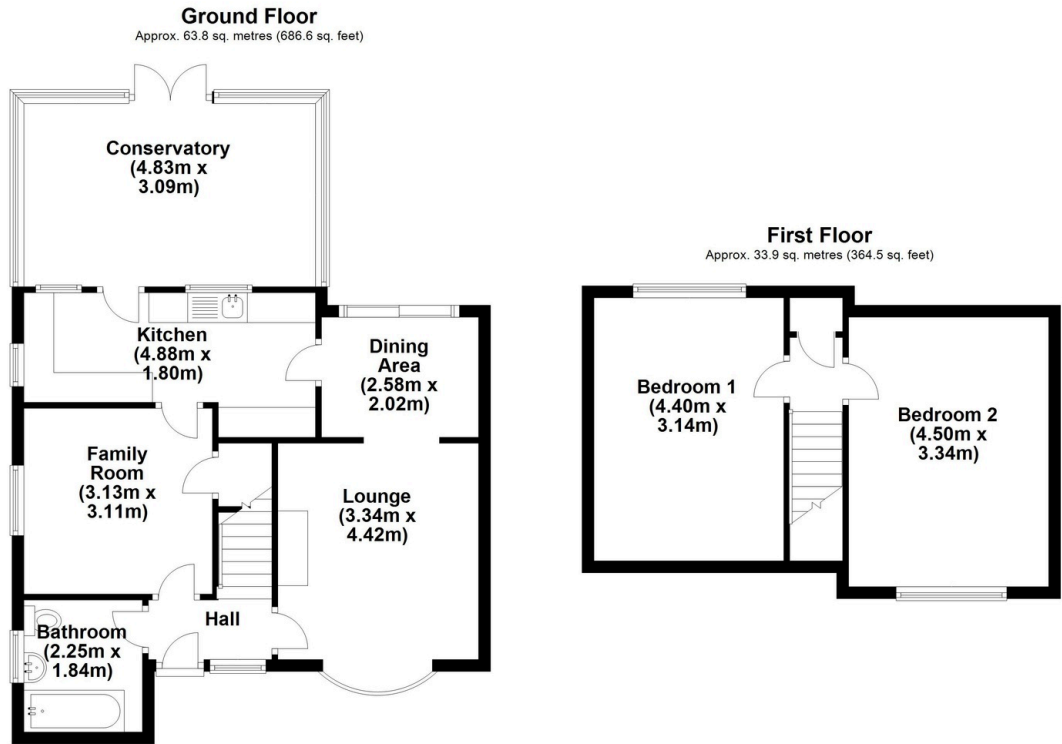
BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&coJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Agent

James Mulhall

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Total area: approx. 97.6 sq. metres (1051.1 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

Energy performance certificate (EPC)

7 Laburnum Drive Cherry Willingham LINC LN LN3 4AT	Energy rating D	Valid until: 17 January 2034 Certificate number: 0380-2348-8390-2994-4335
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Property type	Detached house
Total floor area	82 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

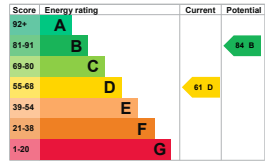
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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