



13 St Johns Avenue  
Cherry Willingham, Lincoln

**BROWN & CO** JH Walter







## 13 St Johns Avenue, Cherry Willingham, Lincoln, LN3 4LW

A spacious detached family home sold with no onward chain and situated in the popular and well served village of Cherry Willingham.

The property comprises of an entrance hall, living room, dining room, breakfast kitchen with utility area, and study / fourth bedroom to the ground floor, along with a master bedroom with en-suite, two further bedrooms and bathroom to the first floor.

Outside to the front is a generous driveway which leads to a detached garage. To the side and rear is a low maintenance, enclosed garden.



### ACCOMMODATION

#### Ground Floor

##### Entrance Hall

Front entrance door, stairs rising to first floor, radiator.

##### Living Room

Double glazed window to front, fireplace, radiator, archway opening into:

##### Dining Room

Double glazed window and French doors to rear, radiator.

##### Kitchen / Breakfast Room

Double glazed window and entrance door to rear, stainless steel drainer sink, worktops, matching base and eye level storage units, integrated oven with gas hob and extractor over, central island with breakfast bar, further storage cupboards, utility space for spaces for washing machine and tumble dryer.

##### Study / Bedroom Four

Double glazed windows to front and side, radiator.

#### First Floor

##### Landing

##### Bedroom One

Double glazed window to rear, radiator.

##### En Suite

Double glazed window to rear, vanity wash basin and WC unit, walk in shower enclosure, radiator.

##### Bedroom Two

Double glazed window to front, radiator.

##### Bedroom Three

Double glazed window to side, Velux window, radiator.

##### Bathroom

Double glazed window to rear, jacuzzi bath tub, walk in shower enclosure, wash basin, heated towel rail.

#### Outside

To the front is a driveway providing parking for several vehicles which leads to a detached garage. Gated side access leads to a low maintenance, mainly paved garden which runs to the side and rear of the property with decorative shrubs and enclosed with a hedged perimeter.

#### TENURE & POSSESSION

Freehold and for sale by private treaty.

#### COUNCIL TAX

Band C

#### MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

#### BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps







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.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT  
James Drabble  
01522 504304  
lincolncitycentre@brown-co.com

1/27/25, 2:15 PM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

13 St. Johns Avenue  
Cherry Willingham  
LINCOLN  
LN3 4LW

Energy rating  
**D**

Valid until: 1 August 2034  
Certificate number: 7000-2592-0822-6404-3843

Property type  
Detached house

Total floor area  
116 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](#)

Energy rating and score

This property's energy rating is D. It has the potential to be C.  
[See how to improve this property's energy efficiency.](#)

Score

Energy rating

Current

Potential

92+

A

81-91

B

69-80

C

55-68

D

62 D

80 C

39-54

E

21-38

F

1-20

G

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

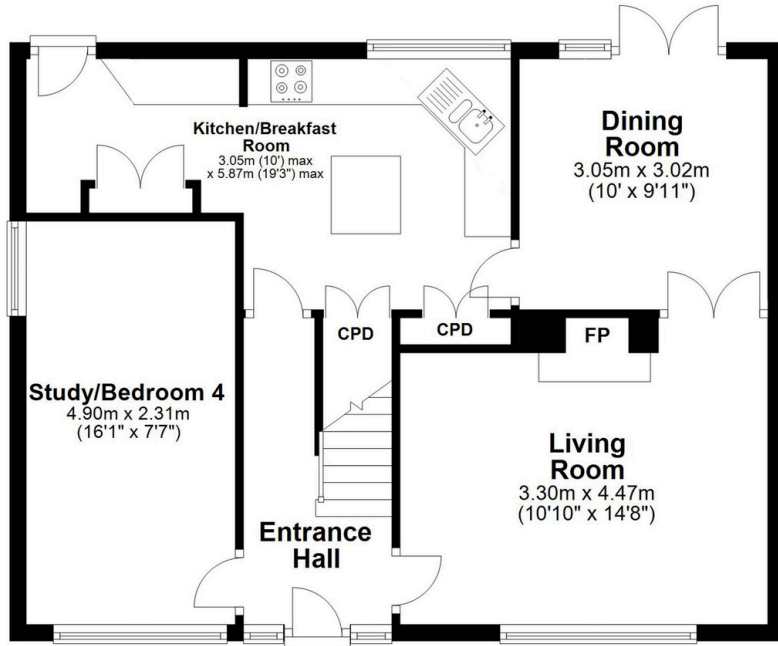
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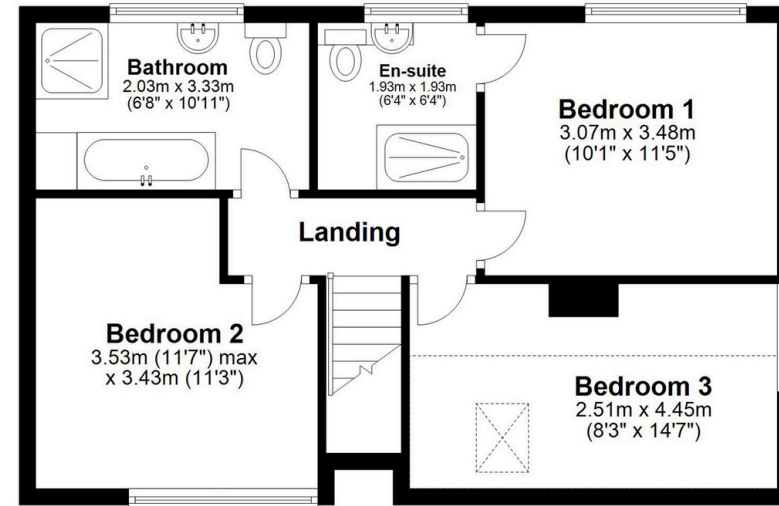
## Ground Floor

Approx. 59.5 sq. metres (640.3 sq. feet)



## First Floor

Approx. 49.9 sq. metres (537.5 sq. feet)



Total area: approx. 109.4 sq. metres (1177.7 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Plan produced using PlanUp.

**13 St Johns Avenue, Cherry Willingham**

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Property and Business Consultants