



13 Fiskerton Road
Cherry Willingham, Lincoln

BROWN & CO



13 Fiskerton Road, Cherry Willingham, Lincoln, LN3 4JZ

A detached bungalow that would benefit from a scheme of modernisation situated on a good-sized non-estate plot which benefits from open views to the front aspect.

Located in the popular and well served village of Cherry Willingham the property comprises of an entrance porch, hallway, living room, kitchen, sun room, two bedrooms and a bathroom.

Outside to the front is a good-sized driveway which leads to two garages, there is a lawn to the front and generous rear garden which is paved with sheds, summerhouse and greenhouse. The property is sold with no onward chain.



ACCOMMODATION

Entrance Porch

Front Entrance door, door opening into:

Hallway

Radiator.

Living Room

Double glazed bay window to front, electric fire with surround and mantle over, radiator.

Kitchen

Double glazed windows to side and rear, stainless steel drainer sink, worktops, base and eye level storage units, space for cooker, airing cupboard housing hot water cylinder, storage cupboard housing boiler, radiator.

Sun Room

Stainless steel sink with below storage, double glazed windows to side and rear, door leading to rear garden.

Bedroom One

Double glazed bay window to front, radiator.

Bedroom Two

Double glazed window to rear, fitted wardrobe, radiator.

Bathroom

Double glazed window to rear, WC, vanity wash basin, bath with wall mounted shower unit over and glazed shower screen, heated towel rail, tiled flooring and walls, loft access.

Outside

To the front is a large driveway which leads to two garages. There is a front lawn with decorative shrubs and gated side access leading to a generous rear garden with large patio, summerhouse, greenhouse, and a couple of sheds.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band B

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&Co 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

lincolnresidential@brown-co.com





Energy performance certificate (EPC)

13 Falkston Road Cherry Winton LINCOLN LN3 4JZ	Energy rating D	Valid until: 27 November 2034 Certificate number: 2757-5332-8639-6954-1719
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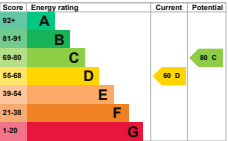
Property type	Detached bungalow
Total floor area	71 square metres

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

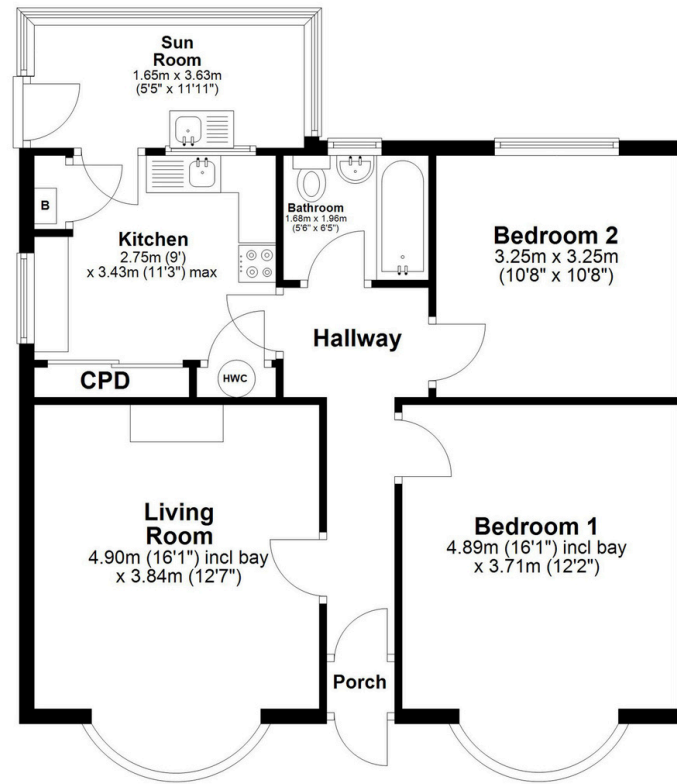
This property's energy rating is D. It has the potential to be C.
[See how to improve this property's energy efficiency.](#)



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

Ground Floor

Approx. 72.2 sq. metres (777.5 sq. feet)



Total area: approx. 72.2 sq. metres (777.5 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 Fiskerton Road, Cherry Willingham

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