



67 Wesley Road
Cherry Willingham, Lincoln

BROWN & CO JH Walter



67 Wesley Road, Cherry Willingham, Lincoln

A modern four bedroom mid-terrace house with open field views to the rear situated in an established residential estate. The well presented accommodation comprises an entrance hall, open plan living/kitchen/diner and WC to the ground floor. To the first floor there are two double bedrooms and a family bathroom with two further double bedrooms and a shower room to the second floor.

Outside the front elevation offers an allocated parking space and the rear elevation offers a lawned garden with patio area, fenced boundaries and a pathway leading to the side elevation.



ACCOMMODATION

Entrance Hall

With radiator, stairs to first floor, doors to lounge and wc.

WC

Two piece suite comprising low flush WC, pedestal wash basin, radiator, extractor, part tiled walls.

Open plan kitchen/living/dining room

Double glazed casement window to front elevation, double glazed French doors to rear elevation, fitted wall and base units with double Belfast sink, built in Neff oven and grill, dishwasher, built-in fridge freezer, wine fridge, 5 ring gas hob with extractor over, part tile walls , two radiators, under stairs storage cupboard with space and plumbing for washing machine.

First Floor

Bedroom One

Double glazed casement windows to rear elevation, double radiator.

Family Bathroom

Three-piece suite comprising panel bath with shower over, low flush WC, wash basin in vanity unit, heated towel rail, part tiled walls, extractor.

Bedroom Two

Double glazed casement window to front elevation, double radiator.

Landing

With radiator and stairs to second floor.

Bedroom Three

Double glazed casement window to front elevation, double radiator, storage cupboard.

Bedroom Four

Double glazed Velux window to rear elevation, single radiator, storage cupboard.

Shower Room

Double glazed Velux window to rear elevation, three-piece suite comprising shower cubicle, low flush wc, pedestal wash basin, part tiled walls, heated towel rail, extractor.

Outside

The front elevation offers an allocated parking space and the rear elevation offers a lawned garden with patio area, fenced boundaries and a pathway leading to the side elevation.

Services

The property offers mains water, electric, gas and main sewer connection.

Broadband & Mobile

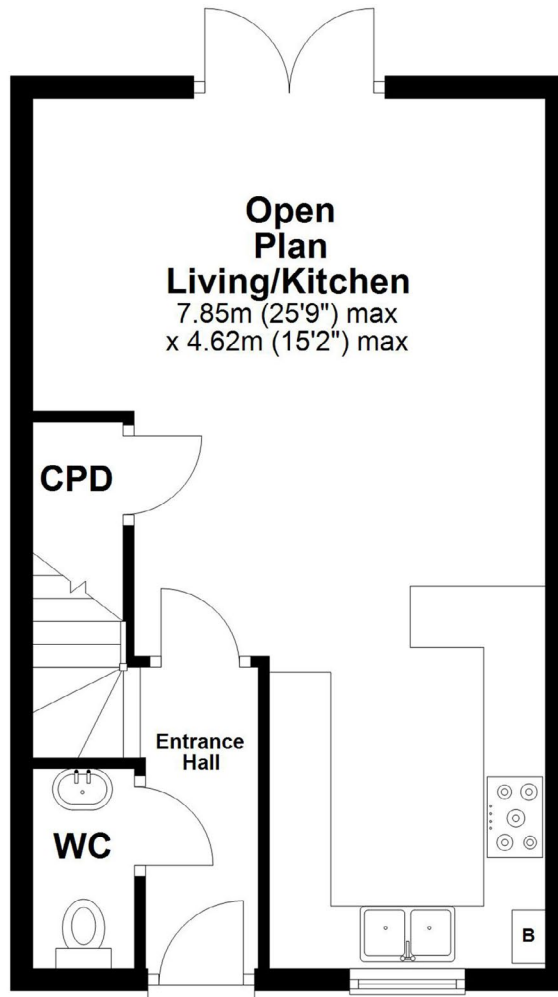
We understand from the Ofcom website that standard, superfast and Ultrafast broadband are available in the area with a max download speed of 1800 mbps and max upload speed of 220 mbps. Mobile coverage varies from each provider so interested parties are advised to make their own enquires via their providers website.

Council Tax Band C



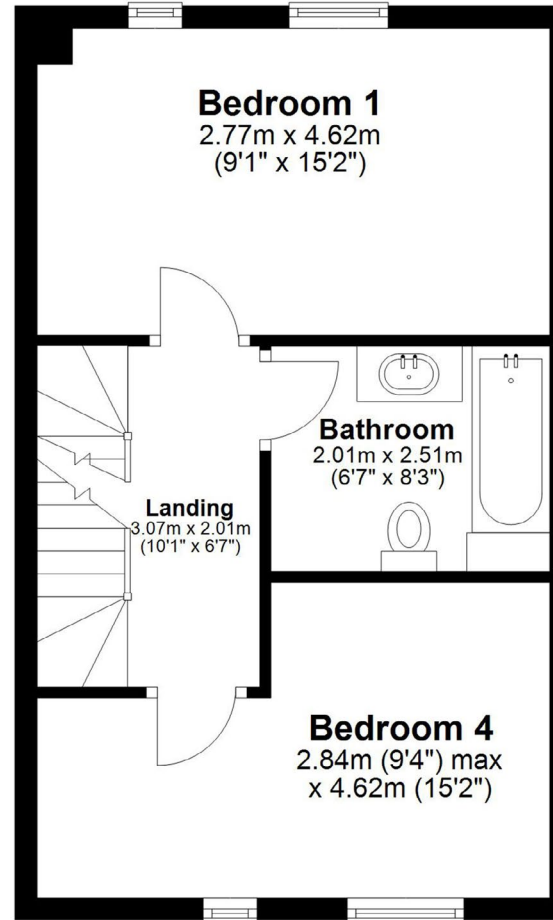
Ground Floor

Approx. 36.3 sq. metres (390.7 sq. feet)



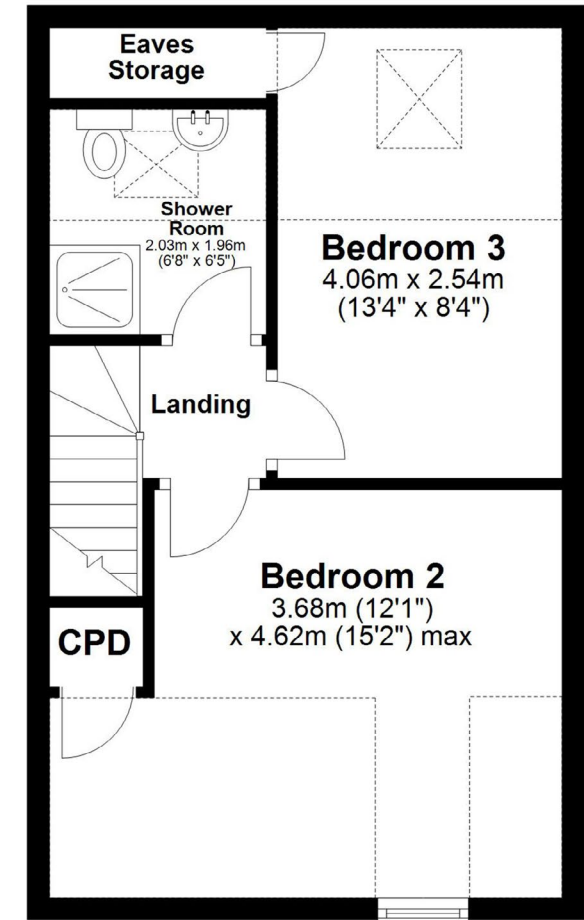
First Floor

Approx. 30.4 sq. metres (327.4 sq. feet)



Second Floor

Approx. 36.2 sq. metres (389.2 sq. feet)



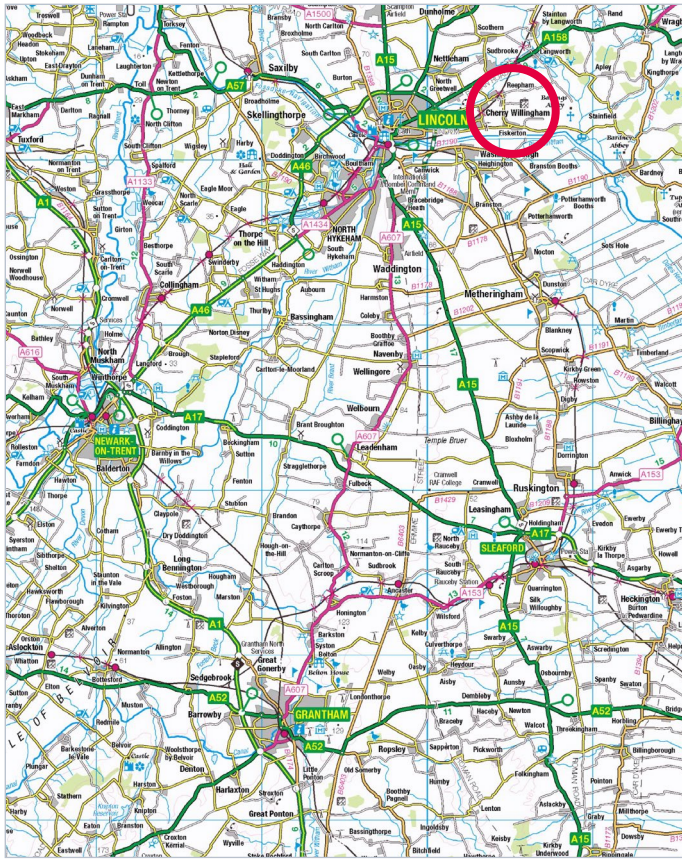
Total area: approx. 102.9 sq. metres (1107.3 sq. feet)

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.

67 Wesley Road, Cherry Willingham





Directions - LN3 4GT

Approaching Cherry Willingham on Hawthorn Road continue until you reach a right hand turn onto Cherry Paddocks. Follow the road to the bottom and turn left and then right where the property can be found on your left.

<https://what3words.com/tests.audit.dust>



Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&Co JHWalter 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. .

Energy performance certificate (EPC)

87 Wesley Road Cherry Willingham LINCOLN LN3 4GT	Energy rating B	Valid until: 16 July 2028 Certificate number: 8358-7233-5560-5943-6992
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Property type	Mid-terrace house
Total floor area	109 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 B. It has the potential to be A.

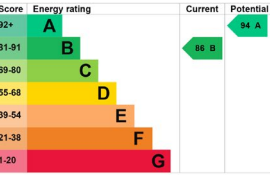
[See how to improve this property's energy efficiency.](#)

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



Tenure & Possession

Freehold and for sale by private treaty.

Agent

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IMPORTANT NOTICES

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