



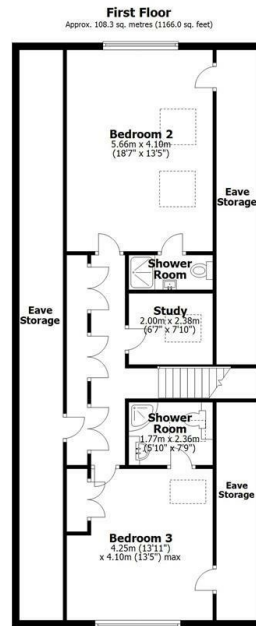
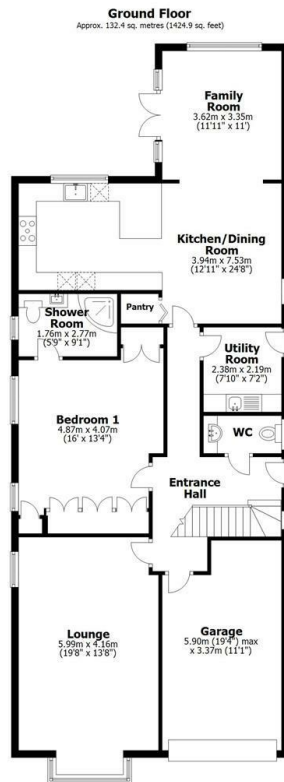
the agent



Crows Nest, 91 Waterford Lane, Cherry Willingham, Lincoln, LN3

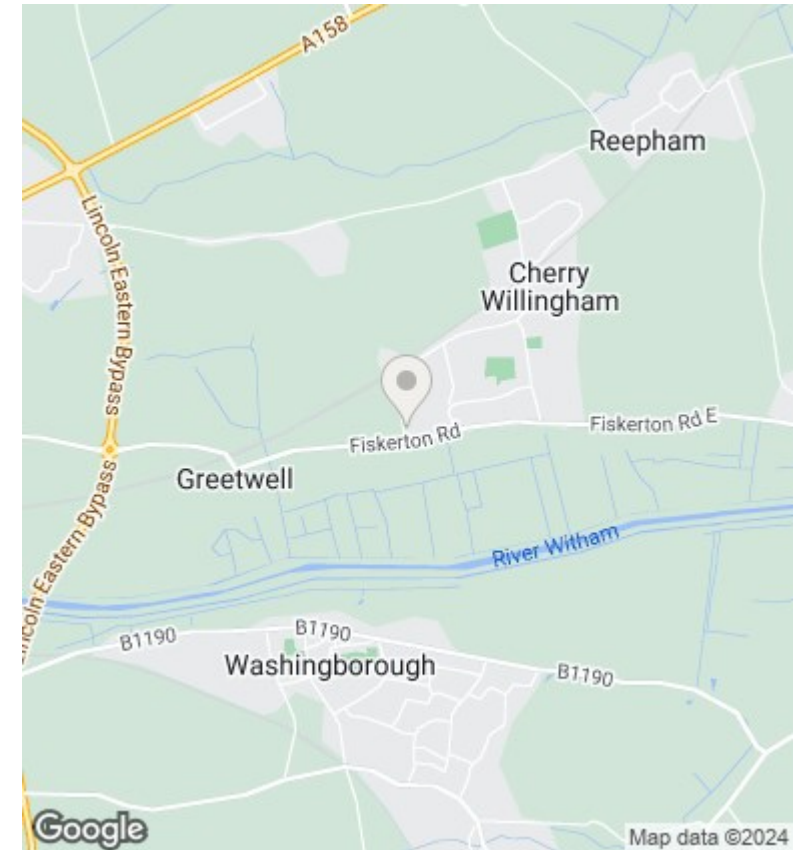
Asking Price £445,000

- Dormer Detached 3 Bedroom Bungalow
- Air Conditioning
- Ensuite Shower Rooms to all Bedrooms
- EPC Rating A
- Large Open Plan Kitchen/Living Space
- Integral Garage
- Immaculately Presented Throughout
- Large Rear Garden and Extensive Driveway Parking
- Solar Panels with Battery Storage
- Study



Total area: approx. 240.7 sq. metres (2590.9 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently. Plan produced using Planity.



Directions

Viewings

Viewings by arrangement only. Call 03330904071 to make an appointment.

Council Tax Band

A

EPC Rating:

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	