



# the agent



## 3 Bellwood Grange, Cherry Willingham, LN3 4JD

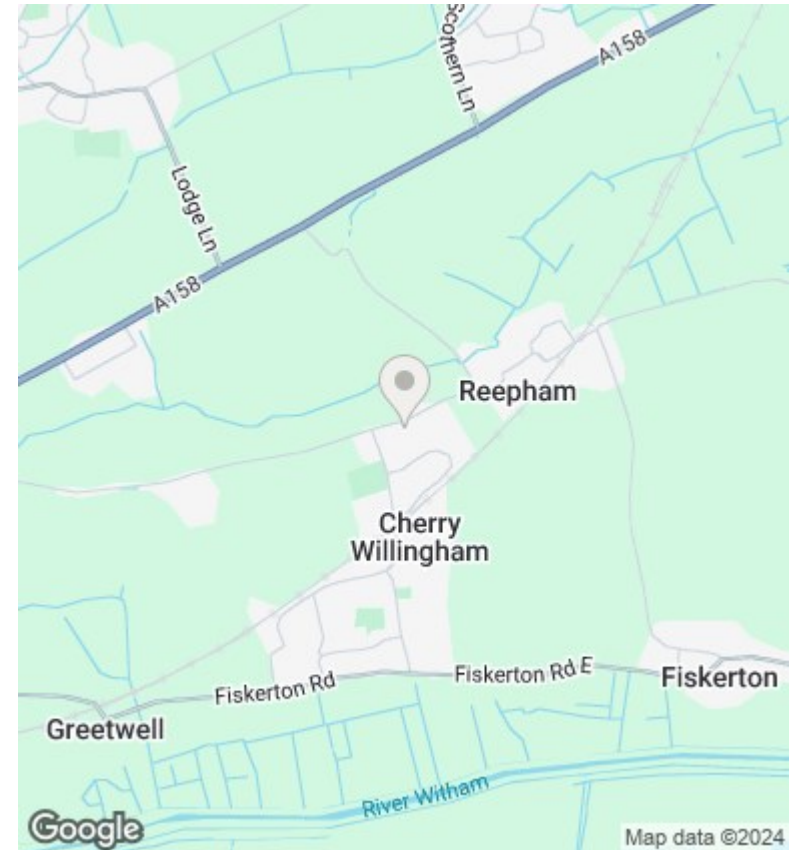
Asking Price £395,000

- Four Bedroom Detached Bungalow
- Snug/Office
- Driveway Parking with EV Charger
- EPC Rating C - Council Tax Band D
- Large Open Plan Kitchen/Living
- Bathroom and Shower Room
- Close to Primary and Secondary Schools
- Separate large Lounge
- Large Garden
- Beautifully Presented Throughout



Total area: approx. 138.7 sq. metres (1492.6 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

B

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	