



- Detached Bungalow
- 3 Bedrooms
- Lounge Diner & Conservatory
- Kitchen & Utility Room
- En-Suite Shower & Bathroom
- Non Overlooked Rear Garden
- Large Driveway & Double Garage
- Quiet Cul-De-Sac Position

The Paddock, Cherry Willingham, LN3 4PS,
£337,500





This well presented bungalow enjoys a quaint position in the popular village of Cherry Willingham. Having undergone some upgrades throughout the property is ready to move straight into and boasts 3 bedrooms. Measuring over 1,000 sq ft the property features a lounge, dining room, kitchen, utility room and conservatory, 2 bathrooms which features a master en-suite. With all the windows to the front coming with custom shutters. To the rear of the property there is a landscaped garden and backing onto fields the property is currently non-overlooked and comes with summer house and double garage. To the front of the property there is a large turning head and parking for multiple vehicles including a motorhome. The property includes gas central and a recently fitted combination boiler fitted 5 years ago. Due to the property's position it is within easy reach of all the local amenities that Cherry Willingham has to offer such as Co-op foodstore, independent retail stores, public houses, takeaways, schooling at primary and secondary levels, hair salon and a regular bus service to and from the Cathedral city of Lincoln. For further information contact Starkey&Brown today. Council tax band: D. Freehold.



Entrance Hall

Having composite front door entry to front aspect, loft access (boarded with ladder access, lighting and power), storage cupboard (with shelving and lighting) and airing cupboard.

Lounge

14' 11" x 11' 9" (4.54m x 3.58m)

Having uPVC double glazed bay window to front aspect with feature custom shutters, feature fireplace with limestone hearth and opening into:

Dining Room

9' 9" x 8' 5" (2.97m x 2.56m)

Having uPVC sliding doors with custom framed shutters, radiator and window hatch into:

Kitchen

10' 8" x 8' 4" (3.25m x 2.54m)

Having a range of base and eye level units with counter worktops, feature Ted Baker tiled splash backs, Neff oven with range master gas hob, under unit lighting, ceramic flooring, sink and drainer unit and uPVC double glazed window looking into the conservatory.

Utility Room

5' 1" x 6' 9" (1.55m x 2.06m)

Having eye and base level units with Ted Baker splash backs, wall mounted gas combination Baxi 600 boiler. Access into:

Conservatory

12' 3" x 12' 1" (3.73m x 3.68m)

Being of brick base with uPVC construction. Remote fan light, tiled flooring, radiator and external access to rear garden.

Bedroom 1

12' 8" x 10' 8" (3.86m x 3.25m)

Having uPVC double glazed window to rear aspect, built-in wardrobe with sliding doors, radiator and access to:

En-Suite

6' 6" x 5' 9" (1.98m x 1.75m)

Having low level WC, vanity hand wash hand basin unit, tiled flooring with feature Ted Baker tiles, uPVC double glazed obscured window to side aspect, shower cubicle, radiator and extractor unit.

Bedroom 2

10' 3" x 11' 10" (3.12m x 3.60m)

Having uPVC double glazed window to front aspect with custom shutters, radiator and built-in wardrobes with sliding doors.

Bedroom 3

8' 4" x 9' 8" (2.54m x 2.94m)

Having uPVC double glazed window to front aspect and radiator.

Bathroom

6' 3" x 6' 6" (1.90m x 1.98m)

Having bath tub with Aqualisa power shower, vanity hand wash basin unit, chrome heated hand towel rail, uPVC double glazed obscured window to side aspect, extractor unit and low level WC.

Outside Rear

Being mainly landscaped enclosed with fenced perimeters, lawned and paved patio seating areas with an array of flowerbeds and borders. Having an allotment area, summer house with power and lighting, including French doors with protective paint erected in 2019. Access to the front of the property and double garage.

Double Garage

Having electric door, power and lighting.

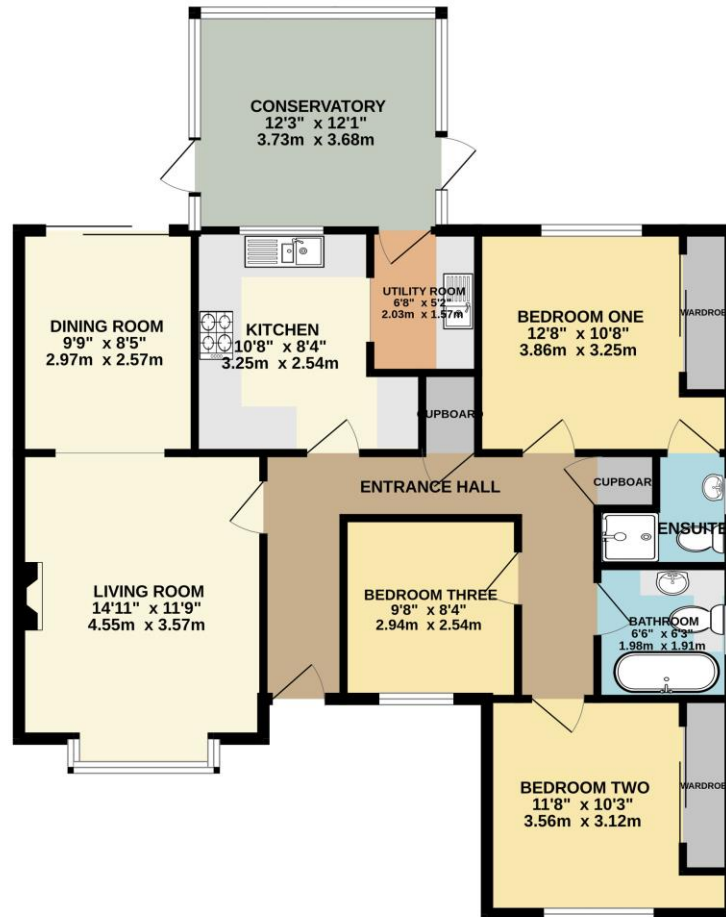
Outside Front

To the front of the property there is a generous sized driveway with turning head with parking for multi vehicles, finished with lawned area and flowerbed,





GROUND FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



TOTAL FLOOR AREA: 1038 sq.ft. (96.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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