

- Close To Schools & Shops
- Spacious Detached House
- West-Facing Garden
- 4 Bedrooms

- Lounge & Separate Dining Room
- First Floor Bathroom & Downstairs WC
- Good Size Kitchen
- Single Garage

St. Simons Drive, Cherry Willingham, LN3 4LL,
Offers In Region Of £263,000





Situated in the sought after village of Cherry Willingham. Starkey&Brown are pleased to offer for sale this spacious 4 bedroom detached house. Additional accommodation consists of a first floor bathroom. Whilst downstairs has an entrance hallway, lounge, separate dining room, good size kitchen and downstairs WC. Outside the property has a driveway to the front with off street parking for 3/4 cars. Front garden is mainly laid to lawn. The rear garden is west-facing, not directly overlooked from rear aspect and is mainly laid to lawn. The property is also within close proximity of the local secondary school and Cherry Willingham parade of shops. Council tax band: C. Freehold.



Front door leading into:

Entrance Hallway

Having stairs rising to first floor with understairs storage area. Door through to kitchen. Door to:

Lounge

14' 8" x 10' 10" (4.47m x 3.30m)

Having open fireplace, uPVC window to front aspect and single radiator.

Dining Room

10' 0" x 9' 9" (3.05m x 2.97m)

Having uPVC window overlooking rear garden and double radiator. Door through to:

Kitchen

10' 9" x 10' 0" (3.27m x 3.05m)

Having a range of fitted wall and base units, rolled edge worktop surfaces incorporating cupboards and drawers, built-in appliances include 4 ring ceramic hob with extractor hood over, plumbing for washing machine, stainless steel sink with single drainer unit and uPVC window overlooking the rear garden. Door through to:

Rear Lobby

With door to garage.

Downstairs WC

Having low level flush WC and uPVC window.

First Floor Landing

Bedroom 1

11' 8" to back of wardrobes x 11' 2" (3.55m x 3.40m)

Having uPVC window to front aspect and radiator.

Bedroom 2

11' 4" x 10' 0" (3.45m x 3.05m)

Having single radiator and uPVC window overlooking the rear garden.

Bedroom 3

14' 10" x 8' 5" (4.52m x 2.56m)

Having uPVC window to side aspect, access to eaves storage space and a single radiator.

Bedroom 4

10' 10" x 6' 8" (3.30m x 2.03m)

Having single radiator and uPVC window overlooking the rear garden.

Bathroom

6' 8" x 6' 7" (2.03m x 2.01m)

Having uPVC double glazed window, low level WC, sink and panelled bath with shower over.

Outside Front

Having concrete driveway with off street parking for 3/4 cars and a lawned area.

Outside Rear

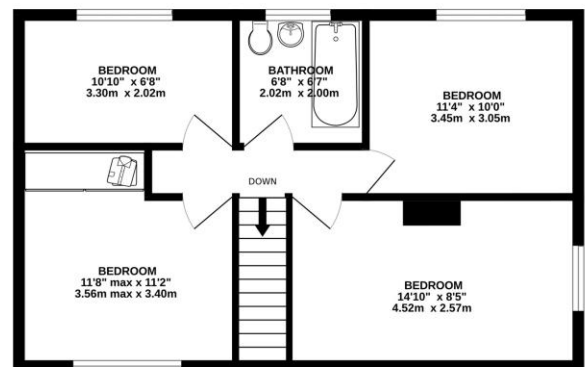
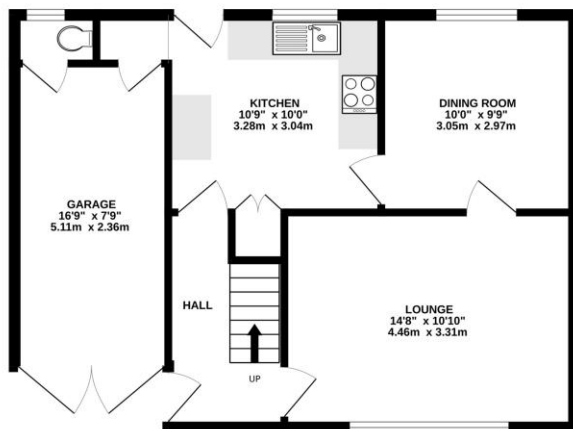
Being west-facing and is predominantly laid to lawn.

Garage

16' 9" x 7' 9" (5.10m x 2.36m)

Having wall mounted central heating boiler, double door, light and power.





TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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