

- Detached House
- 3 Double Bedrooms
- 4 Piece Bathroom
- Kitchen Diner & 23'9" Lounge

- Large South-Facing Garden
- Driveway Parking & 24ft Garage
- 2 Minute Walk To Local Shops
- No Onward Chain

Rudgard Avenue, Cherry Willingham, LN3 4JG,
Offers In Region Of £290,000





Offered for sale with no onward chain is this detached 3 bedroom property situated within short walking distance to local amenities. The property is situated within the popular village of Cherry Willingham which is well regarded due to its close proximity to Lincoln city centre and also its wealth of amenities. The property itself comes with 3 bedrooms, a recently fitted modern 4 piece bathroom suite to the first floor. To the ground floor there is a 23'0" lounge, kitchen diner with feature island, downstairs cloakroom and a large south-facing garden. The garden is ideal for entertaining and relaxing with guests and enjoys the sun throughout the day, a larger than average 24'0" garage with off street parking. Rudgard Avenue is located a short walk to local shops within Cherry Willingham these include Co-op foodstore, pharmacy, nearby bus stop with regular bus service to and from Lincoln city centre, schooling at primary and secondary level, a public house, takeaways and hair salon. For further information contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Hall

Having uPVC door to front aspect, wood effect LVT flooring, stairs rising to first floor. Access to lounge, kitchen diner and cloakroom.

Cloakroom

5' 7" x 6' 5" (1.70m x 1.95m)

Having low level WC, vanity hand wash basin unit, uPVC double glazed obscured window to side aspect and radiator.

Lounge

23' 9" max x 11' 4" max (7.23m x 3.45m)

Having gas fireplace, 2 radiators, coving, patio doors leading to rear garden and uPVC double glazed windows to front and rear aspects.

Kitchen Diner

14' 11" x 16' 6" max (4.54m x 5.03m)

Having uPVC double glazed windows to rear and side aspects, external door leading to rear garden. A range of base and eye level units with counter worktops and feature kitchen island, 7 ring range cooker with extractor hood over, integral dishwasher and a wall mounted gas central heating Ideal combination boiler.

Dining Area

Having radiator and uPVC double glazed window to side aspect. Access to understairs pantry cupboard.

First Floor Landing

Master Bedroom

14' 3" max x 13' 1" to back of wardrobe (4.34m x 3.98m)

Having built-in wardrobe and dressing unit, uPVC double glazed window to rear aspect and radiator.

Bedroom 2

9' 9" x 10' 11" (2.97m x 3.32m)

Having uPVC double glazed window to front aspect and radiator.

Bedroom 3

8' 0" x 11' 5" (2.44m x 3.48m)

Having uPVC double glazed window to front aspect and radiator.

Bathroom

10' 1" x 9' 5" (3.07m x 2.87m)

Having bath, walk-in double shower cubicle, vanity hand wash basin unit with automatic LED lighting, radiator, half tiled surround, low level WC and uPVC double glazed window to rear aspect.

Outside Rear

Having enclosed garden fenced perimeters, mostly laid to lawn, with patio seating area and paved pathway, mature shrub and well presented borders. Access to 1 brick built outbuilding and rear access to single garage.

Single Garage

24' 0" x 7' 3" (7.31m x 2.21m)

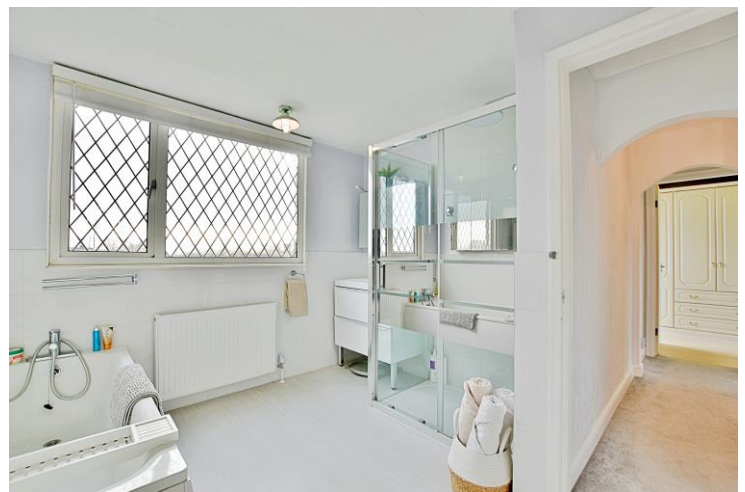
Having power, lighting, water tap and manual up and over door.

Outside Front

Having driveway parking, dwarfed walled perimeter, pathway leading to front door entry and access to single garage.

Agents Note 1

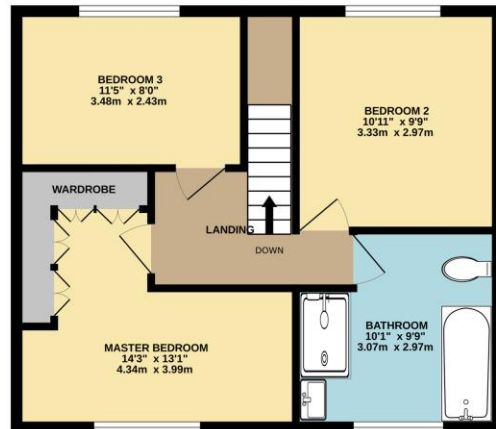
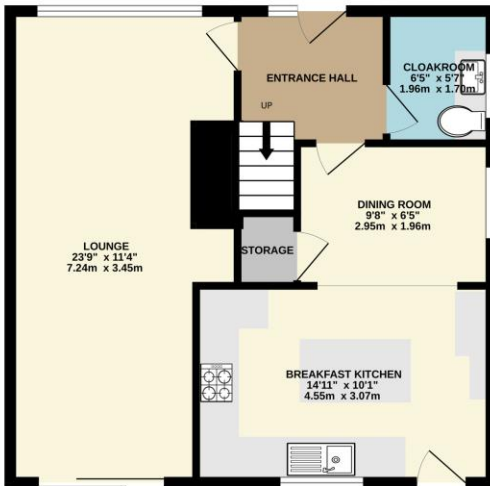
The property comes with an integrated Nest heating system which will be remaining with the property.





GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.

1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 1086 sq.ft. (100.9 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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The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

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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