



- Detached Family Home
- 4 Bedrooms
- Lounge, Dining Room & Conservatory
- Family Bathroom
- Enclosed Rear Garden
- Driveway Parking
- Garage
- Sought After Village Location

Lady Meers Road, Cherry Willingham, LN3 4BW,  
£290,000







Positioned in the popular sought after village of Cherry Willingham is this 4 bedroom detached family home. The ground floor accommodation comprises of a welcoming entrance hall, downstairs WC, bay fronted lounge which leads into a dining room, additional conservatory and kitchen with a range of base and eye level units. Rising to the first floor there are 4 bedrooms, with one being currently used as a home office and a 4 piece family bathroom. To the rear of the property there is an enclosed garden being mostly laid to lawn with fenced perimeters and a raised timber decking area, garden shed and side access leading to the front of the property. To the front of the property there is off street parking with access to a single garage with up and over door. The village of Cherry Willingham is well regarded due to having a wide range of essential amenities which includes Co-op food store, pharmacy and doctors surgery, schooling at primary and secondary levels and a range of independent stores. With the village being only a short 10 minutes drive away and a regular bus service to and from the Cathedral city of Lincoln. To arrange a viewing contact Starkey&Brown today. Council tax band: D. Freehold.





## Entrance Hall

Having front door entry to front aspect, radiator and stairs rising to first floor. Access to:

## Downstairs WC

Having uPVC double glazed frosted window to side aspect, corner wash hand basin unit, low level WC and single radiator.

## Lounge

17' 9" x 11' 3" (5.41m x 3.43m)

Having uPVC double glazed bay window to front aspect, radiator, feature fireplace and coved ceiling. Opening to:

## Dining Room

11' 11" x 9' 3" (3.63m x 2.82m)

Having radiator, coved ceiling and ceiling rose. uPVC sliding doors leading into:

## Conservatory

11' 2" x 14' 1" (3.40m x 4.29m)

Being of uPVC construction and brick base, French doors leading to rear garden, 2 electric heaters and tiled flooring.

## Kitchen

7' 11" x 13' 0" (2.41m x 3.96m)

Having a range of base and eye level units with counter worktops, space and plumbing for appliances, integral oven, 4 ring hob with extractor hood over, integral microwave, built in dishwasher, washing machine, sink and drainer unit, uPVC double glaze window to rear aspect, space and plumbing for further appliances. Side door to side aspect leading onto rear and front garden.

## First Floor Landing

Having loft access and airing cupboard with uPVC double glazed window to side aspect.

## Master Bedroom

13' 5" x 10' 10" max (4.09m x 3.30m)

Having uPVC double glazed window to rear aspect and radiator.

## Bedroom 2

10' 7" x 9' 6" (3.22m x 2.89m)

Having uPVC double glazed window to front aspect and radiator.

## Bedroom 3

7' 11" x 9' 11" (2.41m x 3.02m)

Having uPVC double glazed window to rear aspect and radiator.

## Bedroom 4

7' 1" x 7' 9" (2.16m x 2.36m)

Having uPVC double glazed window to front aspect and radiator.

## Bathroom

14' 10" x 5' 10" (4.52m x 1.78m)

Having 4 piece suite comprising corner shower cubicle, panelled bath, vanity wash hand basin unit, low level WC, chrome heated hand towel rail, tiled surround and uPVC double glazed window frosted window to side aspect and extractor unit.

## Outside Rear

Having enclosed mostly laid to lawn garden with fenced perimeters, paved seating area, outside water tap, raised decking area and access from either aspect leading to outside front.

## Outside Front

Having block paved driveway. Access to single garage.

## Single Garage

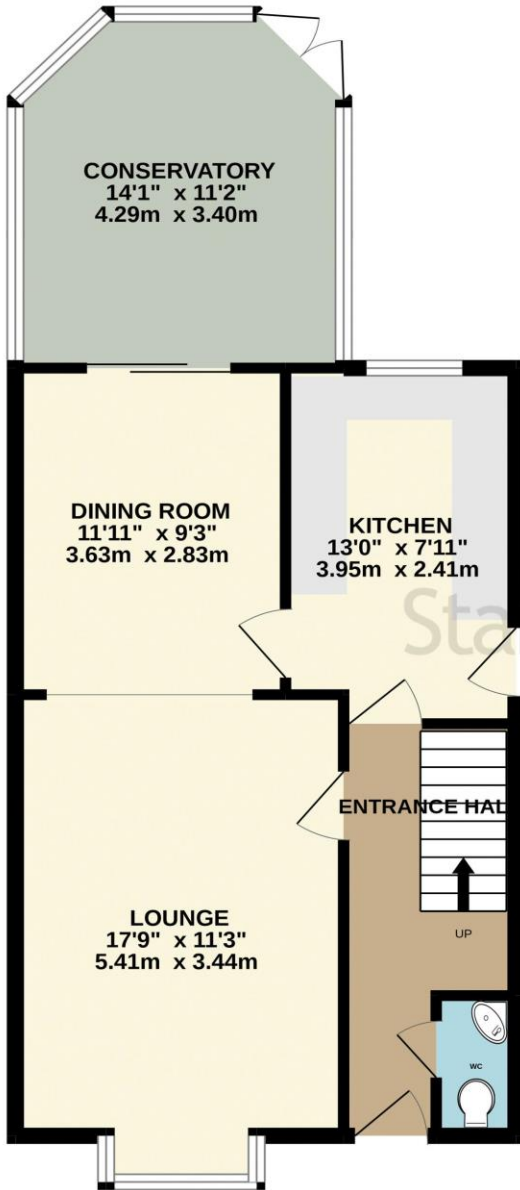
Having power and lighting with side door. Small front lawned area with pathway leading to front door entry.

## Agents Note

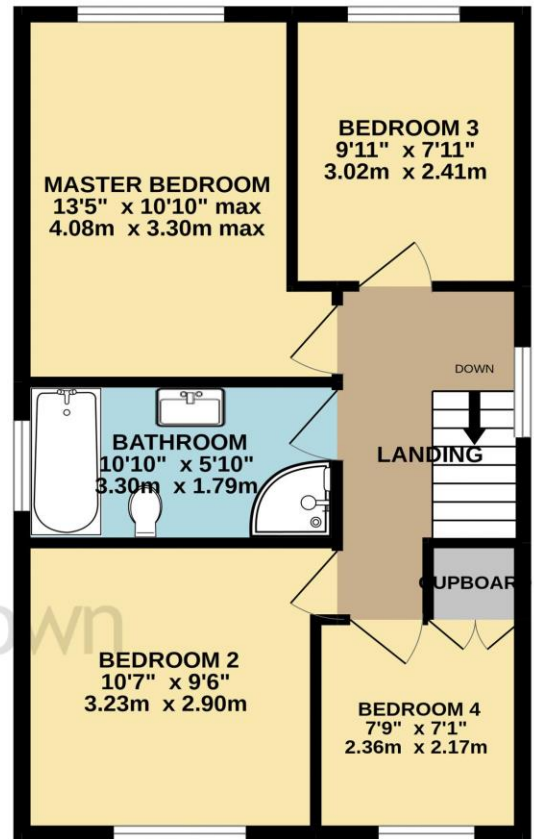
Currently the owners driveway sits adjacent to an electrical sub station, which is rarely used by the electric board but does require access. With the current vendors part using this space as a second parking space at their convenience.



GROUND FLOOR  
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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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