



- Beautifully Refurbished Bungalow
- Immaculately Presented Throughout
- Excellent Local Amenities
- 2 Double Bedrooms
- 18'0" Lounge & 15'7" Kitchen Diner
- Large Driveway
- Workshop & Utility/Storage Room
- Private, South-East Facing Garden

Minster Drive, Cherry Willingham, LN3 4NA,  
£205,000





Starkey&Brown are pleased to offer for sale this beautifully refurbished bungalow, located within walking distance of a wide range of amenities within the ever popular village of Cherry Willingham. The property has recently undergone a comprehensive scheme of improvement works to include new boiler (installed 2024), new 'A-rated' windows and doors (installed 2023) and has immaculately presented accommodation which briefly comprises 18' lounge, 15'7 max kitchen diner, inner hallway, 2 double bedrooms and spacious bathroom with 4 piece bathroom suite. Outside the property has driveway parking with space for at least 3 vehicles, garage which has been partitioned to create a workshop and insulated utility/storage room, and a south east facing garden which offers an excellent degree of privacy. Call today to view!! Council tax band: B. Freehold.



## Lounge

Having laminate wood effect flooring, radiator and coved ceiling.

## Kitchen Diner

15' 7" max x 10' 6" max (4.75m x 3.20m)

Having composite front entrance door, a range of matching handleless wall and base units, slide out larder unit, breakfast bar, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, induction hob with cooker hood over, integral full height fridge freezer, plumbing for washing machine, plumbing for dishwasher if required, space for fridge, wood ceramic tiled flooring, LED downlights, coved ceiling, cupboard housing Ideal combination condensing central heating boiler (Installed 2024) and uPVC door leading out onto driveway.

## Bedroom 1

12' 0" x 8' 10" (3.65m x 2.69m)

Having built-in wardrobe and radiator.

## Bedroom 2

12' 0" x 9' 0" (3.65m x 2.74m)

Having built-in wardrobe and radiator.

## Bathroom

Having spacious 4 piece suite comprising double tiled shower cubicle with mains fed rainfall shower, additional handheld shower and sliding glass shower door, panelled bath, pedestal wash hand basin, low level WC, ceramic tiled floor, heated towel rail, fully tiled walls, LED downlights and extractor.

## Outside Front

To the front of the property there is a concrete driveway which extends through double wooden gates to the side of the property offering parking space for at least 3 vehicles. Additional garden/driveway area, outside lighting and storm porch leading to front entrance door.

## Workshop

7' 10" x 7' 10" (2.39m x 2.39m)

Having power and light and French doors leading onto driveway.

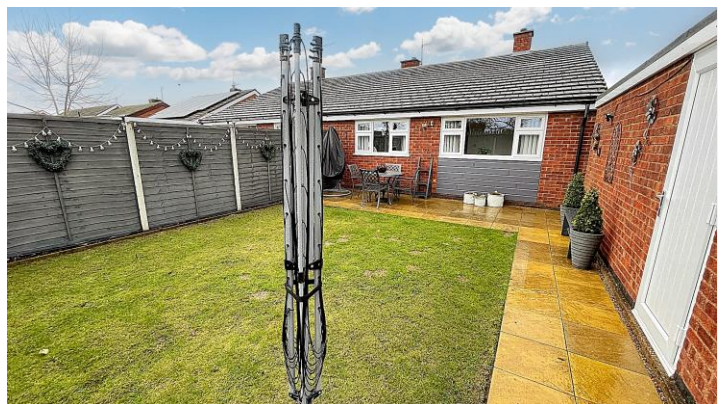
## Utility/Storage Room

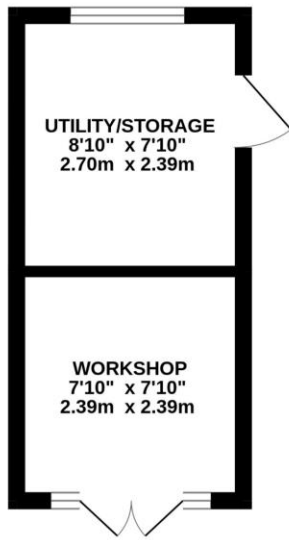
8' 10" x 7' 10" (2.69m x 2.39m)

Being insulated and boarded and having space for tumble dryer with vent and work surfacing over, power and light, frosted window to rear and door leading into garden.

## Outside Rear

To the rear of the property there is a fully enclosed south-east facing garden which is non-overlooked being mainly laid to lawn with large paved patio area, additional gravelled garden area to rear of garage, garden store to side of garage and outside lighting.

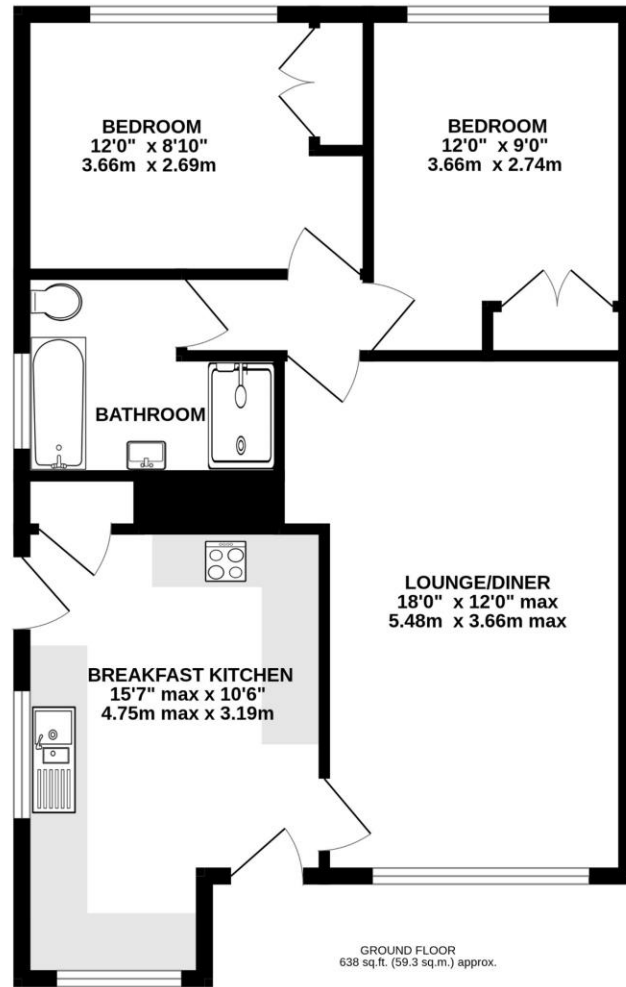




**GARAGE**  
132 sq.ft. (12.2 sq.m.) approx.

**TOTAL FLOOR AREA: 770 sq.ft. (71.5 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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**GROUND FLOOR**  
638 sq.ft. (59.3 sq.m.) approx.

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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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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