



- Detached Family Home
- Very Well Presented Throughout
- 3 Double Bedrooms
- 24'0" Lounge & 18'2" Conservatory

- Impressive 17'2" Kitchen Diner
- Second Conservatory/Utility
- Driveway For 3 Cars
- Pleasant, West-Facing Garden

Minster Drive, Cherry Willingham, LN3 4LR,  
Offers In Excess Of £270,000





Starkey&Brown are pleased to offer for sale this very well-presented detached family home located within walking distance of a wide range of local amenities within the ever popular village of Cherry Willingham. Accommodation briefly comprises spacious entrance porch, entrance hallway, ground floor bathroom, 24'0" lounge with sliding patio door leading into 18'2" uPVC conservatory, impressive 17'2" kitchen diner and additional conservatory/utility with door leading to rear garden. To the first floor there are 3 double bedrooms,. Outside the property has driveway with space for 3 vehicles and pleasant west-facing garden to the rear which offers an excellent degree of privacy. Call today to view! Council tax band: C. Freehold.



### Entrance Porch

Having uPVC front entrance door and ceramic tiled floor. Door into:

### Entrance Hallway

Having ceramic tiled floor, radiator, coved ceiling and stairs to first floor.

### Ground Floor Bathroom

Having 3 piece suite comprising oversized 'P' shaped panelled shower bath with mains fed rainfall shower, additional hand held shower and glass shower screen over, wash hand basin set in vanity unit, low level WC, attractive quartz tiled flooring, heated towel rail and LED downlights.

### Lounge

24' 0" x 9' 6" min (7.31m x 2.89m)

Having feature log burner fireplace with granite hearth and oak mantle over, storage cupboard to alcove, 2 radiators, coved ceiling and sliding patio door into:

### Conservatory

18' 2" x 8' 10" (5.53m x 2.69m)

Being of uPVC construction with brick built base and having attractive quartz tiled flooring, radiator, fitted window and roof blinds and French doors overlooking the rear garden.

### Kitchen Diner

17' 2" max x 15' 5" max (5.23m x 4.70m)

Having a range of matching wall and base units, breakfast bar, slide out larder, single drainer stainless steel sink unit with mixer taps over, water softener, built-in eye level oven, gas hob with cooker hood over, integral fridge, integral dishwasher, ceramic tiled floor, radiator, coved ceiling and door leading into second conservatory/utility.

### Conservatory/Utility

9' 11" x 8' 10" (3.02m x 2.69m)

Having space for a range of appliances, wood effect vinyl flooring and uPVC door leading to rear garden.

### First Floor Landing

#### Bedroom 1

15' 2" x 10' 4" (4.62m x 3.15m)

Having built-in storage cupboard to eaves housing central heating boiler (serviced annually) and radiator.

#### Bedroom 2

11' 5" max x 10' 7" max (3.48m x 3.22m)

Having radiator.

#### Bedroom 3

12' 0" x 7' 1" min (3.65m x 2.16m)

Having built-in wardrobe and radiator.

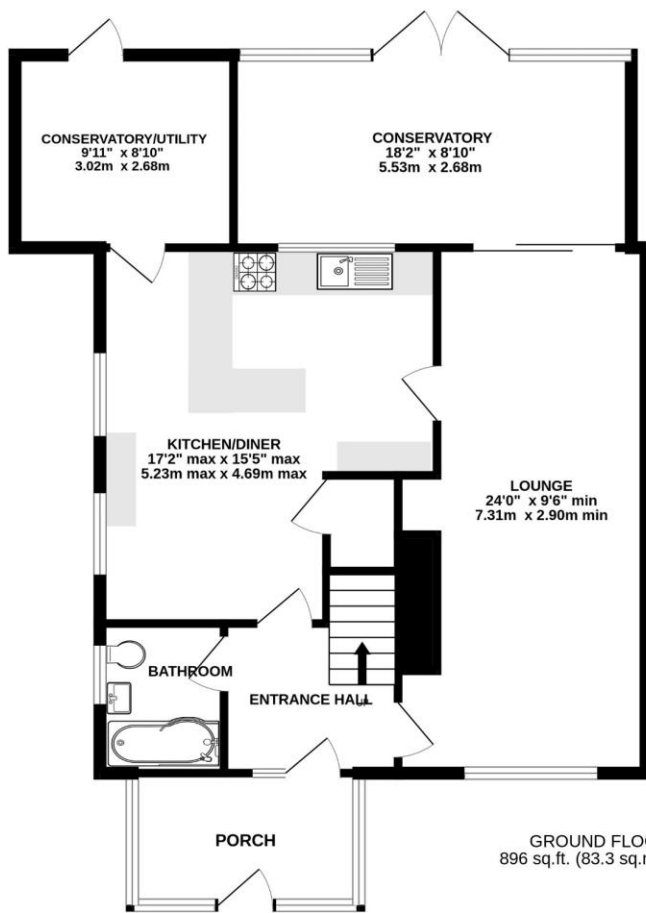
### Outside Front

To the front of the property there is a well-maintained lawned garden boarded by a variety of plants, shrubs and trees. Driveway with space for 3 vehicles.

### Outside Rear

To the rear of the property there is a fully enclosed west-facing garden which offers an excellent degree of privacy. Being mainly laid to lawn with large paved patio and timber decking areas, a variety of shrubs and trees and garden shed.

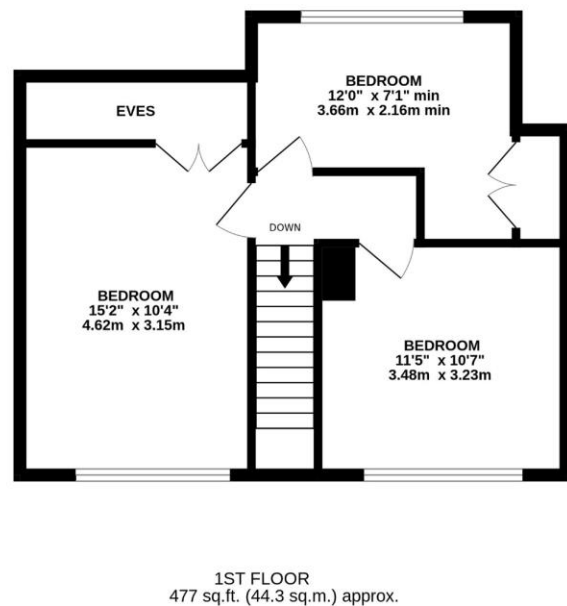




**TOTAL FLOOR AREA : 1373 sq.ft. (127.6 sq.m.) approx.**

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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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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



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