



- Executive Detached Home
- Approx 2700 Sq Ft Over 3 Floors
- 6 Bedrooms & 3 Bathrooms
- Open Plan Living
- 3 Reception Rooms
- High Specification Throughout
- Impressive Rear Garden With Cathedral Views
- Gated Development Of 5 Dwellings

Hawthorn House, The Walks, Cherry Willingham, LN3 4FT,
£625,000





This executive family home sits within a private gated development of 5 dwellings. Enjoying Lincoln Cathedral and countryside views, the residence offers accommodation over 3 floors and stretches to approximately 2,700 sq. ft. Built in 2021 as part of 'The Walks' development and finished to a high standard throughout, the property comes with zonal control underfloor heating to the whole of the ground floor and is powered by an Air Source Heat Pump. The house centres around a large open plan kitchen diner with a twin set of bifolding doors which enjoy views over the garden and adjacent fields. There is a top of the range kitchen which includes a range of appliances and is accompanied by a generous utility room and downstairs WC. The ground floor boasts 3 reception rooms which are equally divided into a lounge, dining room and office which are all accessed from a bright entrance hall. Rising to the first floor are 4 double bedrooms, a four piece family bathroom and en suite to the master. Two further double bedrooms are located on the top floor which benefit from the use of a shared shower room. Externally the rear garden consists of a sizeable rear lawn with views that stretch towards Lincoln city centre, over fields and with distant views of Lincoln Cathedral. Since moving into the property the current owners have improved the external entertainment space with the addition of a timber frame pergola. Due to the orientation of the garden the house enjoys the sun from the morning through to the evening. The house is finished with a block paved driveway and double garage, with the development being accessed via remote controlled entrance gates. The village of Cherry Willingham is conveniently located 10 minutes from Lincoln city centre and is well serviced by an array of amenities such as Co-op convenience store and pharmacy, doctors surgery, hairdressers, x2 public houses, schooling at primary and secondary level as well as a regular bus service to and from Lincoln city centre. Council tax band: F. Freehold.



Entrance Lobby

Having part glazed composite front entrance door, luxury wood effect flooring with underfloor heating, downlight and door into entrance hallway.

Entrance Hallway

Having luxury wood effect flooring with underfloor heating, stairs rising to the first floor with oak balustrade and under stairs storage cupboard with controls for underfloor heating system.

Study

12' 8" x 8' 2" (3.86m x 2.49m)

Having carpeted floor with underfloor heating and access to roof space.

Dining Room

11' 9" x 8' 9" (3.58m x 2.66m)

Having carpeted floor with underfloor heating.

Lounge

15' 3" x 11' 8" (4.64m x 3.55m)

Having carpeted floor with underfloor heating, 2 uPVC double glazed windows and feature electric fireplace.

Open Plan Kitchen/Dining and Living Area

24' 6" max x 22' 8" max (7.46m x 6.90m)

Having kitchen area with a range of matching wall and base units and attractive Minerva work surfaces and matching Minerva upstands, central island unit incorporating breakfast bar, inset one and a half bowl stainless steel sink unit with mixer taps over, built in double eye level Bosch oven, Bosch induction hob and cooker hood over, integral full height fridge freezer, integral dishwasher, integral wine cooler, luxury wood effect flooring with underfloor heating, LED downlight and two sets of bi-folding doors overlooking the garden and adjacent countryside.

Utility Room

9' 0" x 8' 8" (2.74m x 2.64m)

Having two larder units and matching base units with Minerva work surfacing, inset stainless steel sink unit with mixer taps over, space for two appliances, luxury wood effect flooring with underfloor heating, large storage cupboard, LED downlights, access to roof space and part glazed uPVC door leading onto the rear garden.

Downstairs WC

Having low level WC, pedestal wash hand basin, luxury wood effect flooring with underfloor heating, part tiled walls and LED downlight.

First Floor Landing

Having radiator, airing cupboard housing hot water cylinder and stairs rising to the second floor.

Guest Bedroom

15' 2" into wardrobes x 11' 0" (4.62m x 3.35m)

Having two large built in wardrobes and two radiators.

En-Suite

Having a three piece suite comprising tiled shower cubicle with mains fed shower, vanity sink unit, low level WC, luxury vinyl wood effect flooring, heated towel rail, part tiled walls, LED downlights, LED mirror demister and extractor.

Bedroom 3

13' 1" x 11' 9" (3.98m x 3.58m)

Having radiator.

Bedroom 4

11' 9" x 11' 0" (3.58m x 3.35m)

Having radiator.

Bedroom 5

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

Having built in storage cupboard, radiator and views of Lincoln Cathedral and the adjacent countryside.

Family Bathroom

Having a four piece suite comprising panelled bath, tiled shower cubicle with mains fed shower, vanity sink unit, low level WC, luxury vinyl wood effect flooring, part tiled walls, downlights, extractor and electric shaver point.

Second Floor Landing

Having large storage cupboard.

Master Bedroom

15' 2" x 13' 2" (4.62m x 4.01m)

Having radiator and large Velux window with views of Lincoln Cathedral and the adjacent countryside and access to roof space.

Dressing Room/Bedroom 6

13' 2" x 11' 9" (4.01m x 3.58m)

Having radiator and Velux window with views of Lincoln Cathedral and the adjacent countryside.

Shower Room

Having a three piece suite comprising corner tiled shower cubicle with mains fed shower, pedestal wash hand basin, low level WC, wood effect flooring, heated towel rail, part tiled walls, LED downlights, electric shaver point and Velux window with views of Lincoln Cathedral and the adjacent countryside.

Outside Front

To the front of the property there is a lawned garden area with outside lighting, triple width block pave driveway leading to garage and a gate to the side leading to the rear garden.

Outside Rear

To the rear of the property there is a large garden which wraps around the rear of the property with views over Lincoln Cathedral and the adjacent countryside, being mainly laid to lawn with two paved patio areas.

Garage

18' 7" x 9' 6" (5.66m x 2.89m)

Having remote electric roller doors, power and light and pitched roof providing storage space.

Garage

18' 7" x 10' 1" (5.66m x 3.07m)

Having remote electric roller doors.

Agents Note 1

The development is due to be liable to a low annual maintenance fee, however this is yet to be implemented. For further details, please contact Starkey&Brown.

Agents Note 2

The development is not connected to mains sewage and as a result the property comes with automated treatment tank which has been annually serviced since 2021.









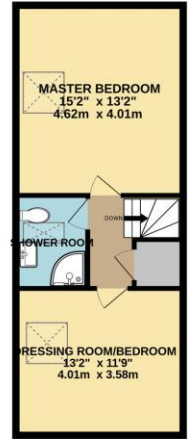


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GROUND FLOOR
1448 sq ft (134.3 sq.m.) approx.

1ST FLOOR
851 sq ft (78.3 sq.m.) approx.

2ND FLOOR
495 sq ft (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 2762 sq.ft. (256.6 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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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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