



- Detached House With Planning Permission
- 4 Bedrooms
- Large Rear Garden
- Ample Driveway Parking
- Ground Floor Shower
- Single Garage
- Kitchen & Dining Room
- 10 Minute Drive To Lincoln City Centre

Laburnum Drive, Cherry Willingham, LN3 4AR,  
Offers In Region Of £270,000





Starkey&Brown are delighted to offer for sale this 4 bedroom detached house which comes with approved planning permission for a substantial extension. The property currently stands on 2 floors over 1200 sq ft and boasts 4 bedrooms. Ground floor accommodation comprises of a 21'11" lounge, play room leading onto rear garden, a separate dining room to kitchen and a ground floor shower room. Rising to the first floor are 3 double bedrooms and a fourth single bedroom measuring 7'10" x 9'8" max. To the rear of the property there is an enclosed garden being mainly lawn and larger than average and enjoys the sun throughout the day, perfect for relaxing and entertaining. To the front of the property there is driveway parking and access to a single garage. The village of Cherry Willingham is well regarded due to its close proximity to Lincoln city centre and its wealth of village amenities these include a doctors surgery, pharmacy, off license, public house and schooling at primary level, there is a regular bus service to and from the Cathedral city of Lincoln. For further details. Contact Starkey&Brown. Council tax band: C. Freehold.



## Entrance Hall

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

## Lounge

10' 11" max x 21' 1" (3.32m x 6.42m)

Having uPVC double glazed window to front aspect, radiator and gas fireplace (currently capped off). Access into:

## Play Room

11' 0" x 9' 6" (3.35m x 2.89m)

Having uPVC double glazed window to side aspect, French door to rear aspect leading onto rear garden and radiator.

## Dining Room

9' 8" x 8' 4" (2.94m x 2.54m)

Having uPVC double glazed window to side aspect, radiator, wood laminate flooring, understairs storage cupboard and access into:

## Kitchen

15' 5" x 10' 5" (4.70m x 3.17m)

Having a range of base and eye level units with counter worktops, space and plumbing for appliances, fridge freezer and oven to remain. Wall mounted gas central heating Worcester boiler and composite door to rear aspect leading onto rear garden.

## Ground Floor Shower Room

Having low level WC, wash hand basin unit, corner shower cubicle and uPVC double glazed obscure window to side aspect.

## First Floor Landing

Having 2 storage cupboards into the eaves.

## Master Bedroom

9' 8" x 14' 4" (2.94m x 4.37m)

Having uPVC double glazed window to front and sides aspect and radiator.

## Bedroom 2

10' 10" x 9' 8" (3.30m x 2.94m)

Having uPVC double glazed window to rear aspect and radiator.

## Bedroom 3

11' 1" x 7' 8" (3.38m x 2.34m)

Having uPVC double glazed window to front aspect and radiator.

## Bedroom 4

9' 8" max x 7' 10" max (2.94m x 2.39m)

Having uPVC double glazed window to side aspect.

## Outside Rear

Is enclosed with fenced perimeters being mostly laid to lawn with patio seating area, rockery, external water source and 1 large shed to remain.

## Outside Front

To the front of the property is a block paved driveway with parking for a minimum of 3 vehicles, plus side access to the garage.

## Garage

17' 1" x 8' 7" (5.20m x 2.61m)

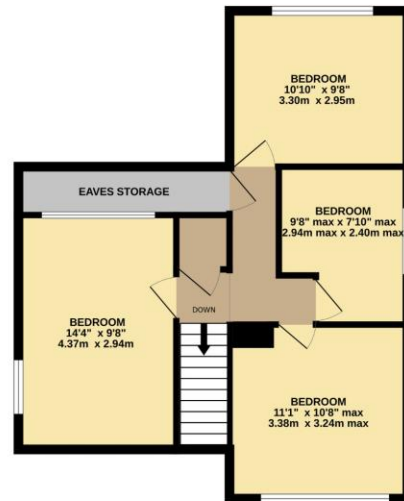
Having up and over door, power and lighting and uPVC double glazed window to side aspect.





GROUND FLOOR  
765 sq.ft. (71.1 sq.m.) approx.

1ST FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA - 1310 sq.ft. (121.7 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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