



- Detached Family Home
- Popular Village Location
- 4 Good Size Bedrooms
- 14'10" Lounge & 10'0" Dining Room
- Kitchen & Utility/WC
- Driveway & Garage
- South-Facing Garden
- NO CHAIN!

Minster Drive, Cherry Willingham, LN3 4LR,
£259,000





Starkey&Brown are pleased to offer for sale this spacious detached family home located within the ever popular village of Cherry Willingham. Accommodation benefits from gas central heating and uPVC double glazing and briefly comprises spacious entrance porch, entrance hallway, 14'10" lounge, separate dining room with sliding patio door leading onto rear garden, kitchen, spacious utility/WC, first floor landing, 4 good sized bedrooms and first floor bathroom. Outside the property has driveway, integral single garage and generous sized fully enclosed south-facing garden to the rear. Call today to view! NO CHAIN! Council tax band: C. Freehold.



Entrance Porch

Having uPVC front entrance door, radiator and door into:

Entrance Hallway

Having stairs rising to first floor, understairs storage cupboard and door leading into garage.

Lounge

14' 10" x 10' 8" min (4.52m x 3.25m)

Having ornamental fireplace, radiator and dado rail.

Dining Room

10' 0" x 9' 7" (3.05m x 2.92m)

Having radiator, coved ceiling and sliding patio door leading onto rear garden.

Kitchen

12' 3" max x 11' 0" max (3.73m x 3.35m)

Having a range of matching wall and base units, large pantry cupboard, larder unit, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, integral dishwasher, ceramic tiled floor and uPVC door to garden.

Utility/WC

Having low level WC, wash hand basin set in vanity unit, space for a range of appliances, ceramic tiled floor, radiator, Worcester Bosch condensing central heating boiler.

First Floor Landing

Bedroom 1

13' 2" into wardrobes x 11' 2" max (4.01m x 3.40m)

Having large built-in wardrobe and radiator.

Bedroom 2

14' 10" x 8' 10" max (4.52m x 2.69m)

Having fitted storage cupboard, access to eaves and radiator.

Bedroom 3

11' 5" x 10' 0" (3.48m x 3.05m)

Having radiator and coved ceiling.

Bedroom 4

11' 0" x 6' 5" (3.35m x 1.95m)

Having radiator and coved ceiling.

Bathroom

Having 3 piece suite comprising panelled bath with electric shower appliance over, pedestal wash hand basin, low level WC, wood effect vinyl flooring, heated towel rail, part tiled walls, coved ceiling and access to loft.

Outside Front

To the front of the property there is a generous sized lawned garden, concrete driveway leading to garage, storm port with outside lighting leading to front entrance door. Gate at side leading to rear garden.

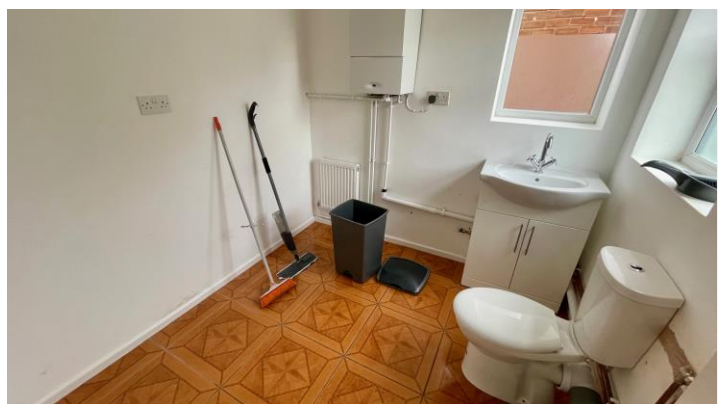
Garage

16' 3" x 7' 10" (4.95m x 2.39m)

Having door wooden doors, power and light. Door into entrance hallway.

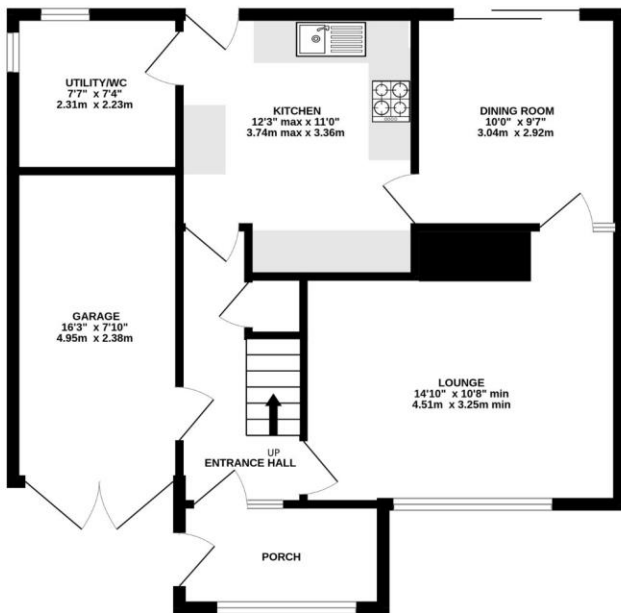
Outside Rear

To the rear of the property there is a generous sized south-facing garden being fully enclosed and mainly laid to lawn with concrete and paved patio areas, garden shed, green house, outside lighting and cold water tap.

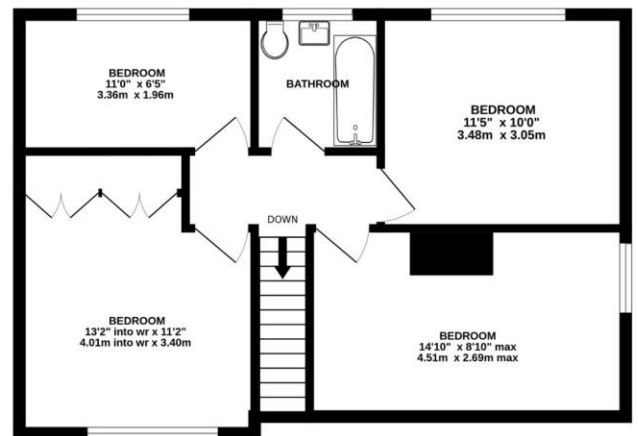




GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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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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

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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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