



- Extended Semi-Detached House
- 3 Bedrooms
- Recently Upgraded Kitchen
- Lounge & Dining Room
- Ground Floor Bathroom
- Easy To Maintain Garden With Summer House
- Driveway Parking For 2 Vehicles
- End Of Cul-De-Sac Position

St. Hughs Close, Cherry Willingham, LN3 4NB,
£230,000





Located in the popular village Cherry Willingham is this extended 3 bedroom semi-detached house. Enjoying a cul-de-sac position the property boasts a recently upgraded kitchen, lounge and dining room. Further benefits of the property include a ground floor bathroom and utility room. To the first floor there are 2 double bedrooms and a third single bedroom. Externally, the property comes with a easy to maintain rear garden which is accompanied by a recently constructed summerhouse (fitted 2019). To the front of the property provides ample driveway parking for 2 vehicles. Further benefits of the property includes a recently fitted composite front and rear doors, gas central heating with combination boiler and uPVC double glazing throughout. Cherry Willingham is well regarded due to it's excellent array of amenities and is within close proximity to Lincoln city centre. The village itself comes with a Co-op foodstore, doctors surgery and pharmacy, schooling at primary and secondary levels and a regular bus service to and from Lincoln city centre. For further details contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Hall

Having composite front door entry, stairs rising to first floor, understairs storage cupboard, access to downstairs family bathroom and access to lounge.

Family Bathroom

6' 1" x 5' 7" (1.85m x 1.70m)

Having panelled bath with electric showerhead, pedestal hand wash basin unit, low level WC, uPVC double glazed obscured window to side aspect, tiled flooring, tiled surround and radiator.

Lounge

10' 1" x 14' 9" (3.07m x 4.49m)

Having feature gas fireplace, wood laminate flooring, radiator, uPVC double glazed window to front aspect.

Dining Room

13' 8" x 6' 9" (4.16m x 2.06m)

Having double door entry from the lounge, uPVC double glazed window to rear aspect, radiator and access into:

Kitchen

10' 6" x 8' 3" (3.20m x 2.51m)

Having opening into dining room, base and eye level units with counter wooden worktops, integral Bosch oven, 4 ring gas hob with extractor hood over, integral fridge freezer, sink and drainer unit, extractor hood, uPVC double glazed window to side aspect, radiator and access into:

Utility Room

4' 7" x 8' 4" (1.40m x 2.54m)

Having space and plumbing for appliances, storage cupboard, counter worktop, uPVC double glazed window to rear aspect and uPVC door to rear aspect leading onto rear garden and radiator.

First Floor Landing

Having loft access, uPVC double glazed window to side aspect and access to bedrooms.

Master Bedroom

13' 1" x 10' 8" (3.98m x 3.25m)

Having uPVC double glazed window to front aspect, radiator, coved ceiling, built-in wardrobe above the stairs.

Bedroom 2

10' 9" x 7' 11" (3.27m x 2.41m)

Having uPVC double glazed window to rear aspect, radiator, airing cupboard housing gas central heating Worcester boiler (serviced April 2024) and shelving.

Bedroom 3

8' 0" x 7' 4" (2.44m x 2.23m)

Having uPVC double glazed window to rear aspect, radiator and wood laminate flooring.

Outside Rear

Having an enclosed garden with fenced perimeters, being mostly laid to lawn, patio seating area and a newly constructed in 2019 summer house with built-in storage. Gated access to the front of the property.

Outside Front

Having driveway parking for a minimum of 2 vehicles and access to front door entry.

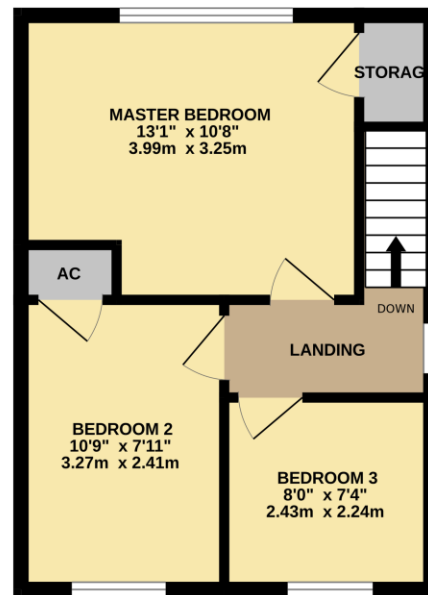
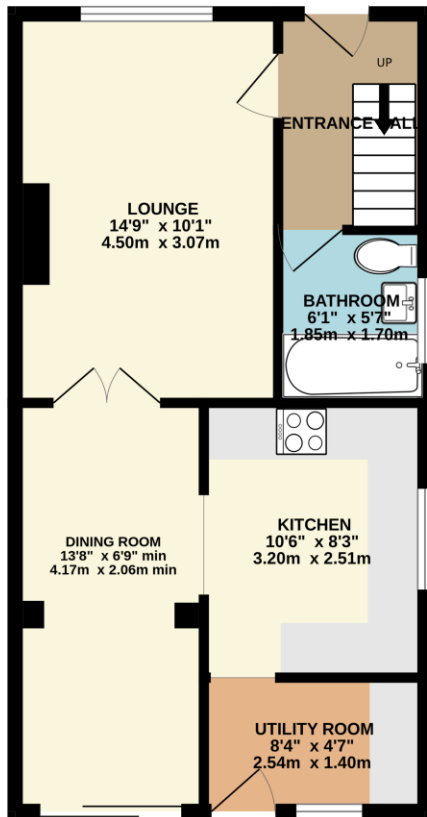




GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.3 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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