



- No Chain
- Open Plan Kitchen & Living Space
- Downstairs WC
- 2 Double Bedrooms

- Private Rear Garden
- Family Bathroom
- Popular Village Location
- Owned Outright Solar Panels

Cherry Paddocks, Cherry Willingham, LN3 4GW,
£185,000





PERFECT FIRST TIME BUY OR INVESTMENT OPPORTUNITY! Starkey&Brown is pleased to offer for sale this immaculately presented modern property which offers surprisingly spacious living accommodation throughout. Accommodation briefly comprises of an open plan living space with a fully fitted kitchen and integral appliances, a ground floor WC, a useful understairs storage cupboard, 2 double bedrooms both having fitted wardrobes and a family bathroom. Outside the property has a tarmac driveway to the front. To the rear of the property there is a private enclosed garden. Further benefits of the property includes owned outright solar panels, EV charge point, uPVC double glazing and gas central heating throughout. Call today to arrange a viewing. Council tax band: A. Freehold.



Entrance Hall

Having radiator and high quality wood flooring.

Downstair WC

3' 7" x 6' 0" (1.09m x 1.83m)

Having a frosted window to front aspect, low level WC, wash hand basin and mirror.

Open Plan Kitchen Living Space

13' 4" x 28' 8" (4.06m x 8.73m)

Having a fitted kitchen with base and eye level units, counter worktop and breakfast bar. Integral appliances such as fridge freezer, dishwasher, washing machine, electric hob with extractor, sink with mixer tap over, radiator, high quality wood flooring and large French doors leading to rear garden.

First Floor Landing

Bedroom 1

11' 2" x 10' 6" (3.40m x 3.20m)

Having uPVC double glazed window to rear aspect, radiator, high quality wood flooring and 2 double fitted wardrobes.

Bedroom 2

9' 8" x 11' 1" (2.94m x 3.38m)

Having uPVC double glazed window to front aspect, radiator, fitted double wardrobe and high quality wood flooring.

Family Bathroom

Having vinyl flooring, tiled walls, shaver point, low level WC, wash hand basin, corner shower and a heated towel rail.

Outside Front

Having tarmac driveway, small lawned area with pathway leading to the front of the property.

Outside Rear

Having concrete patio area, shed, a lawned area, mature shrubs and side gate leading for bin access.

Agents Note

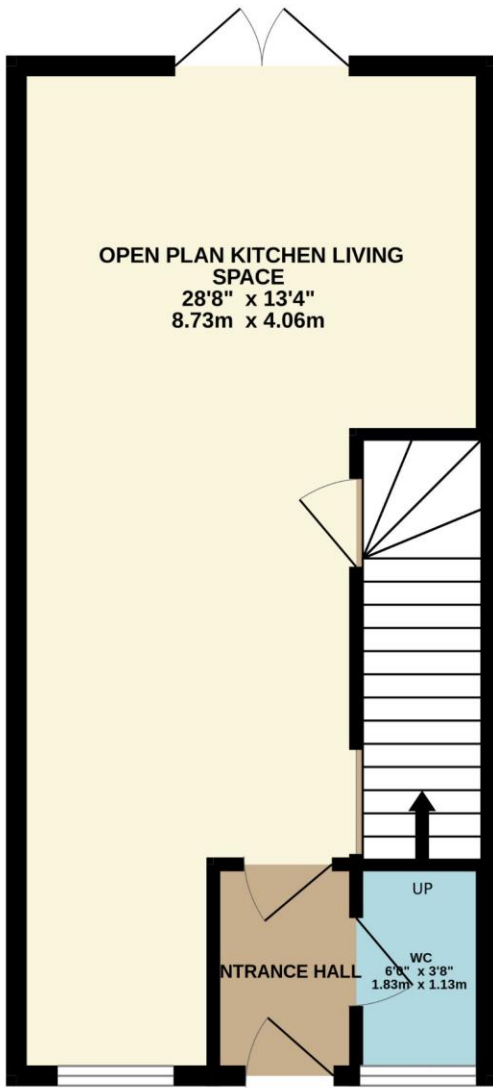
The property benefits from fitted solar panels (having a backup battery) which are owned outright, offering substantial savings on monthly utility bills. We are advised by the vendors that the solar panels generate an income of approximately £70-£80 every month (depending on usage). Call for further details.

Agents Note 1

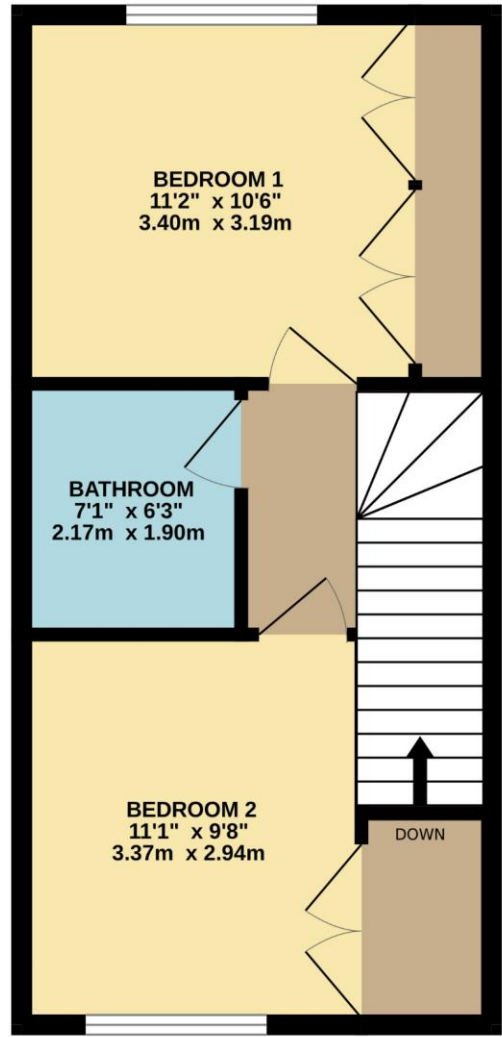
We are advised by the sellers that a service charge is payable for the maintenance of all local communal areas and amounts to £73.46 every 6 months. Please contact Starkey&Brown for more information.



GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 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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