



- Detached 3/4 Bedroom House
- 2/3 Reception Rooms
- Kitchen/Utility
- En-Suite & Bathroom
- Wrap Around Garden
- Private Cul-De- Sac Position
- Popular Village Location
- NO CHAIN

St. Johns Avenue, Cherry Willingham, LN3 4LW,
£285,000





Starkey&Brown are pleased to offer this 3/4 bedroom detached family home located in Cherry Willingham. Accommodation briefly comprises entrance hall, sitting room, lounge, dining room and kitchen to the ground floor. Rising to the first floor there are 3 bedrooms, master en-suite and a family bathroom. Outside there is a extended detached garage, generous garden and a generous driveway with parking for many vehicles. Further benefits of the property includes uPVC double glazing, gas fired central heating throughout. The village of Cherry Willingham is well regarded due to local amenities these include Co-op foodstore, pharmacy, nearby bus stop with regular bus service to and from Lincoln city centre, schooling at primary and secondary level, a public house, takeaways and hair salon. Call today to arrange a viewing. Council tax band: C. Freehold.



Entrance Hall

Reception/Bedroom 4 (Formerly Garage Conversion)

17' 5" x 6' 0" (5.30m x 1.83m)

Having uPVC double glazed window to front and side aspects.

Reception/Lounge

14' 6" x 10' 8" (4.42m x 3.25m)

Having uPVC double glazed window to front aspect, radiator, hardwood flooring and a feature fireplace. French doors leading into:

Reception

10' 11" x 10' 1" (3.32m x 3.07m)

Having hardwood flooring, radiator and French doors leading out to garden. Door leading into:

Kitchen/Utility

17' 8" x 8' 11" (5.38m x 2.72m)

Having a range of eye and base level units with counter worktops, 4 ring gas hob with extractor over, oven, island unit, stainless steel sink and drainer unit, utility space near back door with space and plumbing for washing machine and dryer and uPVC double glazed window to rear aspect.

First Floor Landing

Family Bathroom

11' 7" x 6' 6" (3.53m x 1.98m)

Having uPVC double glazed frosted window to rear aspect, heated towel rail, tiled walls and vinyl flooring, Jacuzzi whirlpool bath, walk-in shower, low level WC and wash hand basin.

Bedroom 1

10' 11" x 10' 1" (3.32m x 3.07m)

Having uPVC double glazed window to rear aspect, radiator and fitted storage. Door leading into:

En-Suite

6' 6" x 6' 1" (1.98m x 1.85m)

Having uPVC double glazed frosted window to rear aspect, double shower, low level WC, wash hand basin, tiled walls, vinyl flooring and a heated towel rail.

Bedroom 2

11' 7" x 10' 5" (3.53m x 3.17m)

Having uPVC double glazed window to front aspect and radiator.

Bedroom 3

14' 6" x 7' 2" (4.42m x 2.18m)

Having uPVC double glazed window to front aspect and radiator.

Outside Rear

Having a private enclosed rear garden with large concrete patio seating area, gravelled area, hedged perimeter. Further small astro turf area with concrete slabs.

Extended Garage

Having power, light, up and over door. Side access to front and rear gardens.

Outside Front

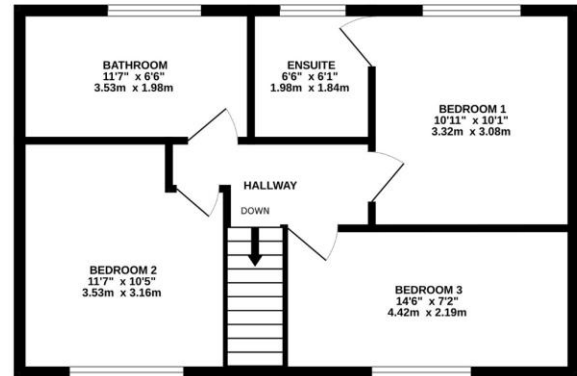
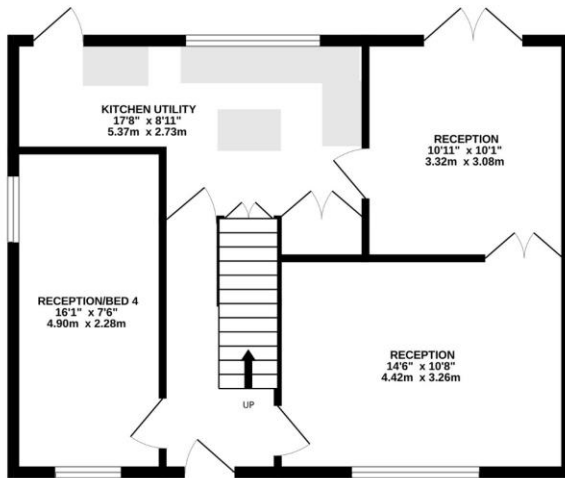
Having parking for many vehicles.





GROUND FLOOR
599 sq.ft. (55.6 sq.m.) approx.

1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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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