



- Extended Semi-Detached House
- Very Well Presented Throughout
- Popular Village Location
- Close To Excellent Amenities

- 3 Bedrooms
- 22ft Lounge & 15'3 Kitchen Diner
- Driveway & Garage
- Call Today To View

Rudgard Avenue, Cherry Willingham, LN3 4JG,
£230,000





Starkey&Brown is pleased to offer for sale this extended and immaculately presented semi-detached home located within easy walking distance of a wide range of local amenities in the ever popular village of Cherry Willingham. Accommodation briefly comprises entrance hallway, luxury ground floor shower room, 22ft lounge diner, useful 8'8 cloakroom and 15'3 kitchen with French doors overlooking the rear garden, first floor landing and 3 well proportioned bedrooms. Outside the property has generous sized tarmac driveway, larger than average single garage and fully enclosed garden to the rear. We have been informed by the sellers that the washing machine/fridge/wardrobes to remain. Call today to view! Council tax band: B. Freehold.



Entrance Hallway

Having composite front entrance door, wood effect waterproof boarding flooring, radiator, dado rail, stairs rising to first floor and understairs storage cupboard.

Shower Room

Having being remodelled in 2022 and having 3 piece luxury suite comprising large walk-in shower cubicle with mains fed rainfall shower, additional hand held shower, glass shower screen and aqua board splash backs, wash hand basin set in vanity unit, low level WC with concealed cistern, wood effect waterproof boarding flooring, heated towel rail and LED mirror.

Lounge Diner

22' 0" max x 10' 1" max (6.70m x 3.07m)

Having coal effect electric fireplace with modern surround, radiator, dado rail, coved ceiling and archway into kitchen diner.

Cloakroom

8' 8" x 6' 10" (2.64m x 2.08m)

Having uPVC side entrance door, attractive vinyl flooring, radiator and ample storage space for shoes and coats.

Kitchen Diner

15' 3" x 6' 6" (4.64m x 1.98m)

Having been remodelled in 2019 and having a range of matching wall and base units, one and a half bowl single drainer stainless steel sink unit with mixer taps over, gas cooker point, space for fridge, plumbing for washing machine, wall mounted combination central heating boiler (installed 2018 and serviced annually), wood effect ceramic tiled flooring, radiator, coved ceiling and French doors overlooking the rear garden.

First Floor Landing

Having dado rail, access to part boarded and insulated loft with loft light.

Bedroom 1

13' 0" x 11' 0" max (3.96m x 3.35m)

Having radiator and coved ceiling.

Bedroom 2

10' 7" x 7' 10" (3.22m x 2.39m)

Having built-in wardrobe and radiator.

Bedroom 3

8' 0" x 7' 6" (2.44m x 2.28m)

Having radiator.

Outside Front

To the front of the property there is a garden area and a tarmac drive with space for 2/3 vehicles extending to side with double gates leading to garage.

Garage

17' 1" x 8' 8" (5.20m x 2.64m)

Having electric (remote controlled) roller shutter door, power and light and door into garden.

Outside Rear

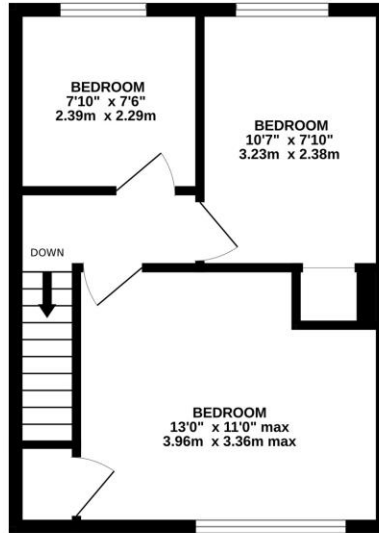
To the rear of the property there is a generous sized garden comprising lawn, beds and borders to include a variety of plants and shrubs, outside lighting and personnel door to garage.



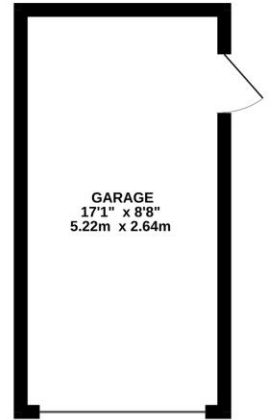
GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



GARAGE
148 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.2 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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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