



- Modern Semi Detached House
- 2 Bedrooms
- Open Plan Layout
- First Floor Bathroom
- Ground Floor WC
- Recently Decorated & New Flooring
- Rear Garden & 2 Allocated Parking Spaces
- No Onward Chain!

Wesley Road, Cherry Willingham, LN3 4GT,
£170,000





For sale with NO ONWARD CHAIN is this immaculately presented 2 bedroom semi detached house in Cherry Willingham. Being built in 2017 by local builders Cherry Tree Homes, the property has recently undergone a fresh program of upgrades with new flooring throughout and a full redecoration. The ground floor comprises of a modern open plan layout with a fitted kitchen, French doors to the garden and access to a ground floor WC. Rising to the first floor are two double bedrooms which benefit from the use of a three piece bathroom suite. Outside to the rear is a low maintenance garden with a patio seating area. Furthermore, the property comes with two allocated parking spaces. The property makes for an ideal first time buy and is situated a short ten minute drive from Lincoln city centre. The house has easy access to local amenities such as schooling at primary and secondary level as well as a regular bus service to and from Lincoln city centre. For further details please contact Starkey&Brown on 01522 845 845. Council tax band: Freehold. A



Open plan living

Having front door entry to the front aspect, a range of eye base level units with counter worktop space and plumbing for appliances. Three radiators, wall mounted consumer unit and gas central heating, combination boiler. The integral appliances with the kitchen feature an oven with four ring hob and extractor hood over and a sink and drainer unit whilst having a uPVC double glazed window to the front aspect and access to a WC. Then more the open plan living also provides French door access to the rear garden, storage cupboard with plumbing for washer/dryer.

Downstairs WC

Having loft with boarding, power and light. Access to bedrooms and bathrooms.

First Floor Landing

Having loft access and access to bedrooms and bathrooms.

Bedroom 1

9' 4" x 13' 5" (2.84m x 4.09m)

Includes 2 uPVC double glazed windows to the front aspect, single radiator and a storage cupboard with rail.

Bedroom 2

13' 6" x 9' 2" (4.11m x 2.79m)

Includes uPVC double glazed windows to the rear aspect and a single radiator.

Bathroom

6' 8" x 6' 7" (2.03m x 2.01m)

Includes a panel bath with main shower head over and a towel surround, chrome heated hand towel rail, low level WC, handwash basin unit and extractor unit

Outside rear

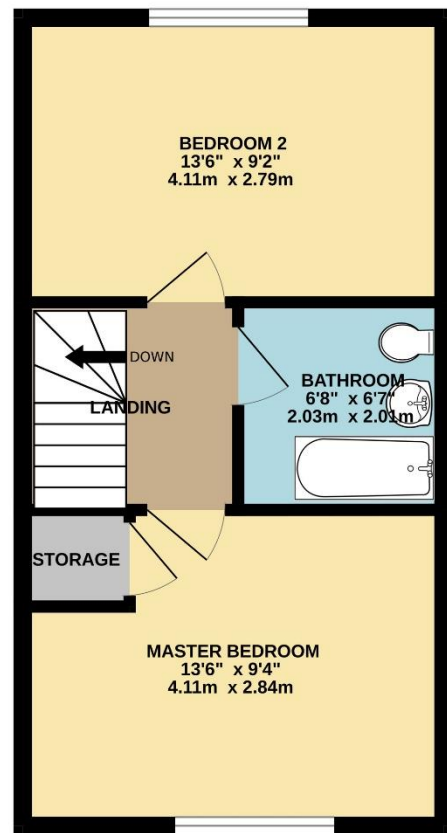
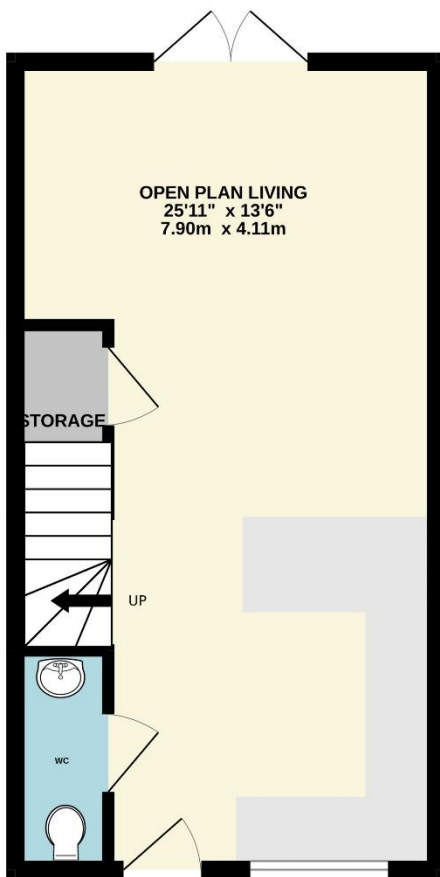
Enclosed garden with fence perimeter being low maintenance, patio seating area and side access to the front of the property and an outside water source. The property comes with allocated parking for 2 vehicles with 2 separate spaces. We have been informed by the seller there is a maintenance fee for the site of £12 per month.





GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



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

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Important Information:
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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