



- Impressive Detached Family Home
- 5 Bedrooms
- Open Plan Kitchen Diner
- Garden Room Extension (2020)
- 21'7 Lounge & Utility Room
- Family Bathroom & En-Suite
- Double Garage & Ample Parking
- Built In 2014

Foxford Lane, Cherry Willingham, LN3 4EW,  
Guide Price £550,000 - £560,000







This stunning family residence was built in 2014 and boasts living accommodation over two floors stretching over 2,000 Sq. Ft. Benefiting from a stylish kitchen diner with French doors over looking the garden, the property also includes a utility room and ground floor WC. There is a 21ft7 lounge with bay window and feature log burner whilst there is also a garden room extension with bi-folding doors completed in 2020. Rising to the first floor are generous sized bedrooms with a master bedroom that measures 18ft6 x 17ft8 and has built in wardrobes and a private en-suite shower room. The further 4 bedrooms benefit from the use of a 4 piece family bathroom, which are all accessed from an impressive landing. The outside space has been landscaped to create an ideal area for entertaining guests and relaxing with friends. To the front of the property is ample space for parking with a block paved driveway and a double garage with electric door and EV car charging point. Foxford Lane is located a short walk to local amenities within Cherry Willingham 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. Council tax band: E. Freehold.





### Entrance Hall

Having composite front door entry to front aspect, tiled flooring, radiator, stairs rising to first floor, understairs storage cupboard. Access to downstairs WC and reception rooms.

### Downstairs WC

6' 8" x 3' 2" (2.03m x 0.96m)

Having Villeroy-Boch low level WC, Villeroy-Boch pedestal hand wash basin unit, radiator and tiled flooring.

### Lounge

21' 7" x 12' 1" (6.57m x 3.68m)

Having uPVC double glazed bay window to front aspect with custom fitted plantation shutters, radiator and a feature log burner. Access to kitchen diner and garden room.

### Garden Room

11' 11" x 10' 3" (3.63m x 3.12m)

Extension done in 2020. Having bi-folding and sliding doors to rear garden, tiled flooring, a fitted wall bed, wall mounted infrared heater, vertical radiator and fan light.

### Kitchen Diner

22' 3" x 14' 3" (6.78m x 4.34m)

Having a range of base and eye level units with counter worktops with under unit lighting, double oven, fridge freezer, dishwasher and oven with hob and extractor hood over, radiator, 2 uPVC double glazed windows and a single set of French doors leading onto rear garden, tiled flooring and access to utility room.

### Utility Room

6' 8" x 7' 2" (2.03m x 2.18m)

Having base level units with space and plumbing for appliances, uPVC double glazed window to side aspect and door to side aspect leading onto rear garden and radiator.

### First Floor Landing

Having uPVC double glazed window to front aspect, loft access, coved ceiling and radiator.

### Master Bedroom

17' 8" x 18' 6" (5.38m x 5.63m)

Having a range of built-in wardrobes, 3 double glazed windows with custom built shutters, karndean flooring, fan light, 2 radiators and access to:

### En-Suite

8' 3" x 5' 5" (2.51m x 1.65m)

Having Villeroy-Boch suite comprising a shower cubicle, hand wash basin unit, low level WC, tiled flooring, half tiled surround, extractor unit and uPVC double glazed obscured window to side aspect.

### Bedroom 2

10' 9" x 12' 2" (3.27m x 3.71m)

Having radiator, uPVC double glazed window to front aspect with custom built shutters and karndean flooring.

### Bedroom 3

10' 4" x 12' 2" (3.15m x 3.71m)

Having uPVC double glazed window to rear aspect with custom built shutters, karndean flooring and radiator.

### Bedroom 4

10' 0" x 11' 6" (3.05m x 3.50m)

Having radiator, karndean flooring and a uPVC double glazed window to rear aspect with custom built shutters.

### Bedroom 5

8' 4" x 9' 7" (2.54m x 2.92m)

Having uPVC double glazed window to side aspect with custom built shutters, radiator and karndean flooring.

### Bathroom

11' 1" x 7' 1" (3.38m x 2.16m)

Having Villeroy-Boch bathroom suite comprising a large shower tray cubicle, double Jacuzzi bath tub, hand wash basin unit, low level WC, porcelain tiled flooring, uPVC double glazed obscured window to rears aspect and radiator.

### Outside Rear

Having enclosed garden with fenced perimeters which has been landscaped and lawned area, a patio rears, raised timber decking area, external water source, power socket and access to side and front gardens.

### Outside Front

Having gated access to a block paved parking for many vehicles. Access to a double garage.

### Double Garage

18' 8" x 17' 6" (5.69m x 5.33m)

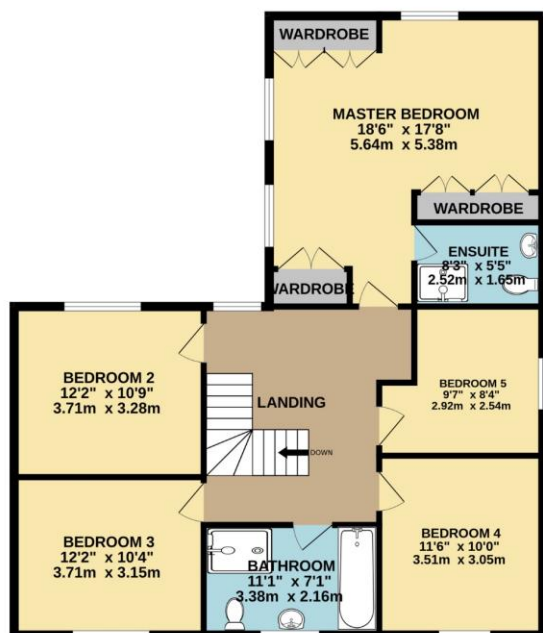
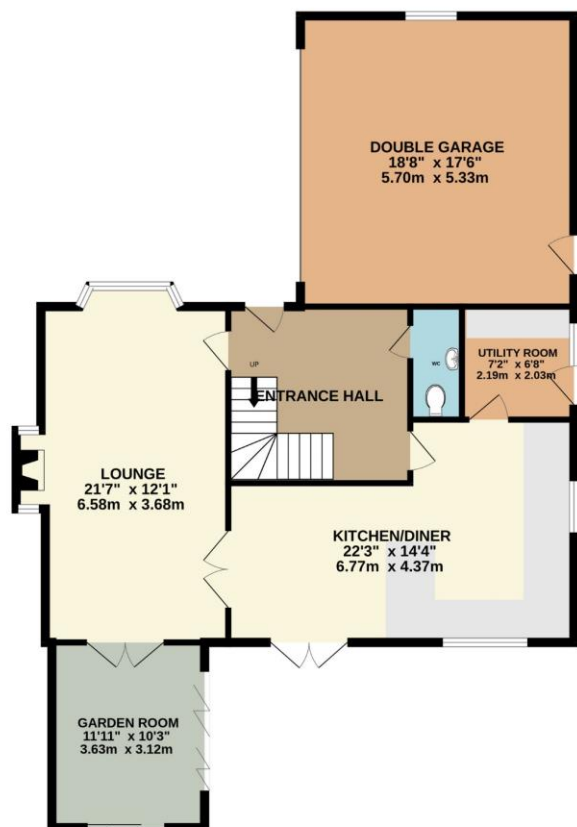
Having personnel door, window and 1 electric door. Housing gas central heating boiler and consumer unit.





GROUND FLOOR  
1194 sq.ft. (110.9 sq.m.) approx.

1ST FLOOR  
1046 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA : 2240 sq.ft. (208.1 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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