



- Detached Bungalow
- Driveway Parking
- Extended Garage
- Large Garden
- Conservatory
- 2 Bedrooms
- Popular Village Location
- No Chain!

Waterford Lane, Cherry Willingham, LN3 4AN,  
£230,000





Located in a non estate position in the ever popular village of Cherry Willingham is this double bay fronted detached bungalow on Waterford Lane. The property would benefit from a scheme of modernisation works but however offers fantastic potential and stands upon a generous plot with ample room to extend (subject to necessary planning consents). Accommodation briefly comprises of a 15ft living room, 15ft bedroom, bedroom 2, shower room, kitchen and a uPVC conservatory. Further benefits of the property includes an extended garage measuring 9'0 x 24' offering a fantastic flexible space, uPVC double glazing and gas fired central heating. Outside the property has a very large driveway for multiple vehicles and a mostly laid out lawn rear garden. Council tax band: B. Freehold.



### Living Room

12' 6" x 12' 5" (3.81m x 3.78m)

Having uPVC double glazed bay window to front aspect, radiator and a feature fireplace.



### Kitchen

11' 9" x 10' 6" (3.58m x 3.20m)

Having uPVC double glazed window to rear aspect, a range of base and eye level units, built-in sink with drainer unit, freestanding oven, hob, cupboard housing a boiler, tiled flooring and a radiator.

### Conservatory

9' 2" x 11' 3" (2.79m x 3.43m)

Being of uPVC surround with uPVC double glazed windows, French doors leading to rear aspect, tiled flooring and a radiator.

### Shower Room

6' 4" x 5' 5" (1.93m x 1.65m)

Having vinyl flooring, aquaboard splashbacks, heated towel rail, low level WC, wash hand basin, walk-in power shower and a uPVC double glazed obscured window to rear aspect.



### Bedroom 1

12' 6" x 15' 0" (3.81m x 4.57m)

Having a bay fronted uPVC double glazed window to front aspect, hardwood flooring and a radiator.

### Bedroom 2

10' 7" x 10' 6" (3.22m x 3.20m)

Having uPVC double glazed window to rear aspect, built-in storage cupboard with rail and shelving and a radiator.



### Outside Rear

Having a gravelled patio area with a concrete slab area. Is mostly laid to lawn with various trees and plants.

### Garage

9' 4" x 24' 10" (2.84m x 7.56m)

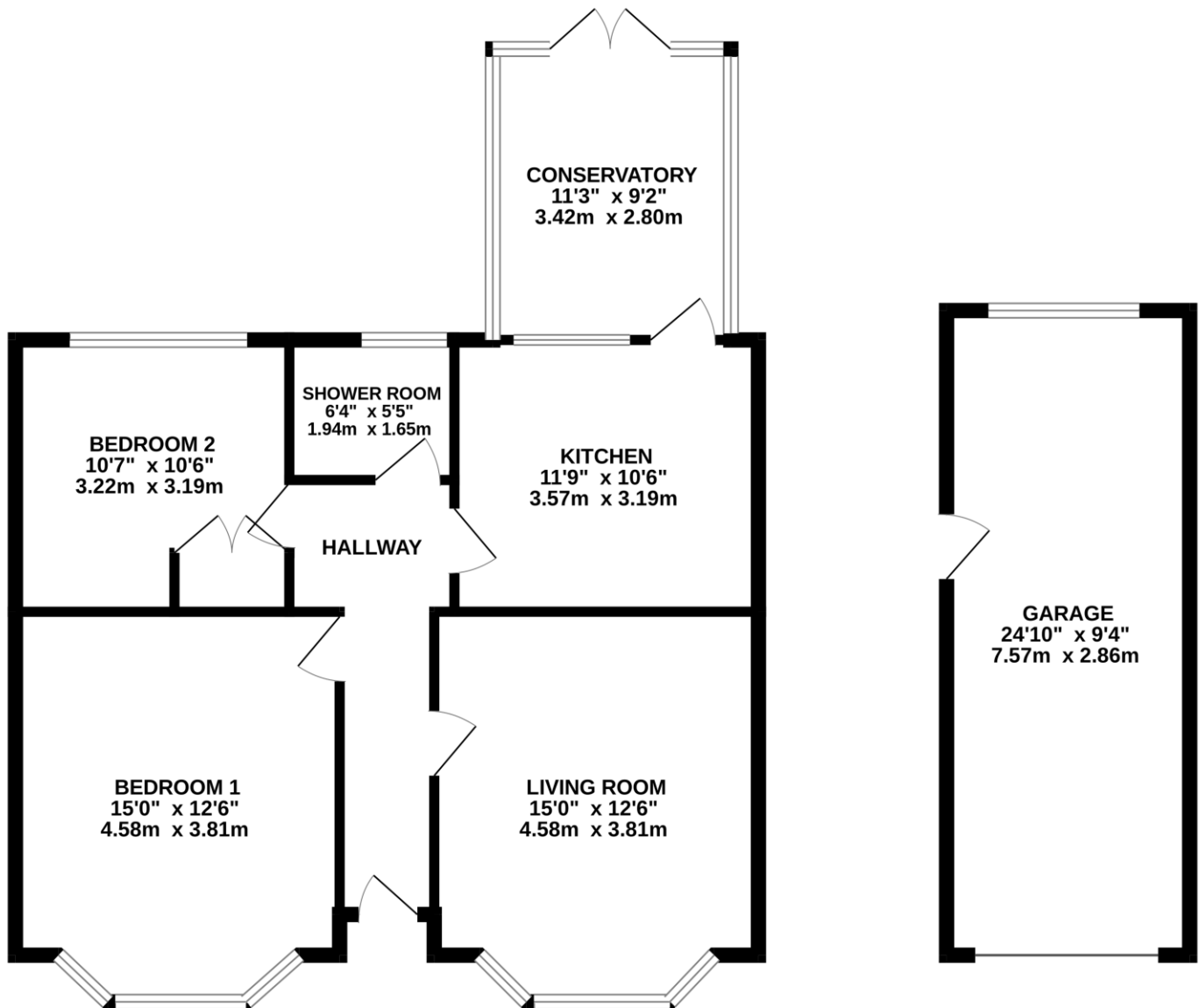
Having electric door, power and lighting. Side door and a window to rear aspect.

### Outside Front

Having gravelled area with concrete driveway. Parking for multiple vehicles.



GROUND FLOOR  
1036 sq.ft. (96.2 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 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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34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



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