



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

Waterford Lane, Cherry Willingham, LN3 4AN,  
£220,000







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 to 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.

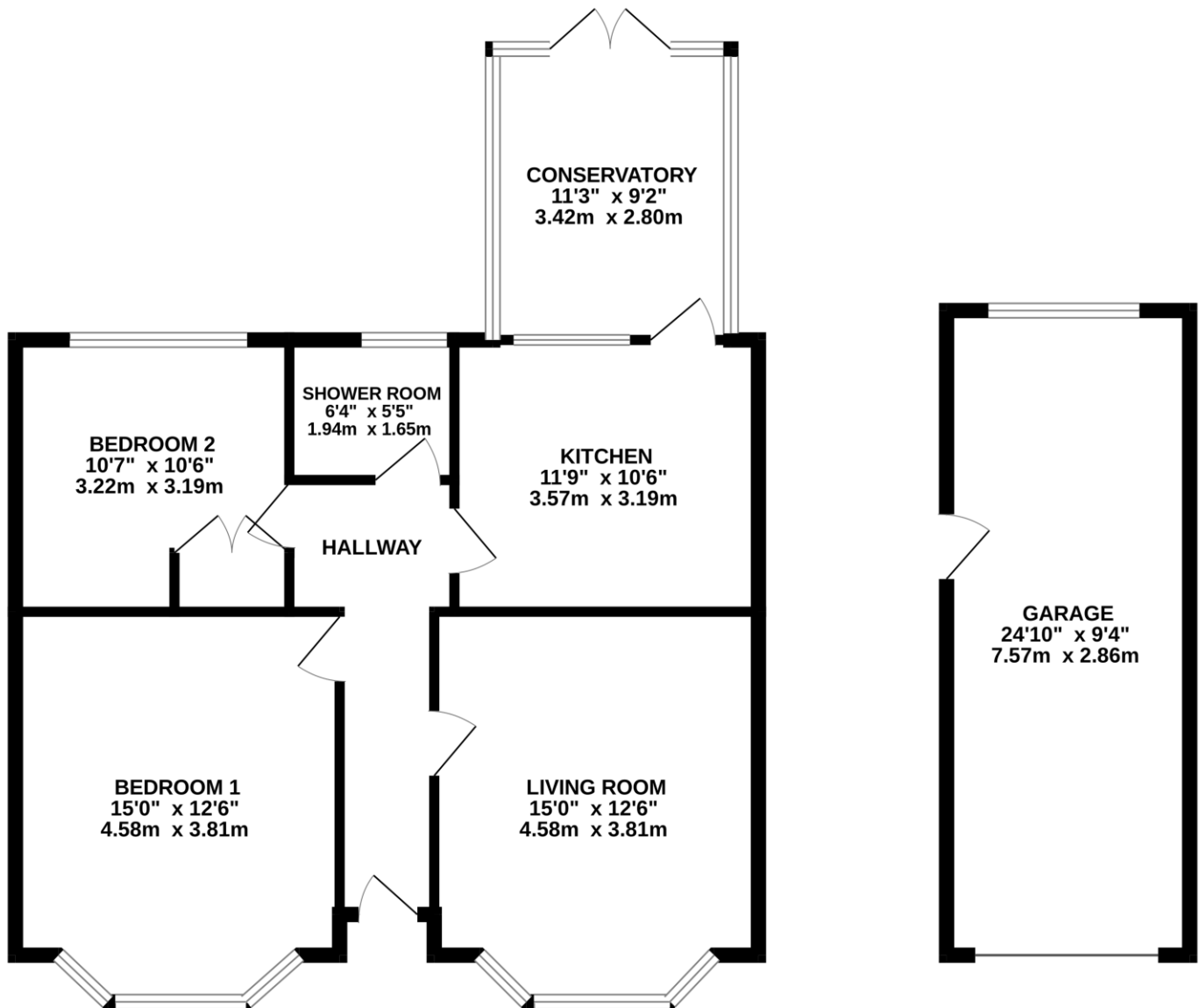


### Outside Front

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.  
Made with Metropix ©2024

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

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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.

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



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE