



- Countryside Views
- 2 Double Bedrooms
- Open Plan Lounge & Kitchen Diner
- Built-In Appliances
- Bathroom & WC
- Extensive uPVC Double Glazing & GCH
- South-Facing Garden
- Ideal First Time Buy

Wesley Road, Cherry Willingham, LN3 4GT,
Offers Over £175,000





Situated on Wesley Road in Cherry Willingham. Starkey&Brown is pleased to offer for sale this modern end terrace house with open countryside views. Property accommodation comprises of 2 double bedrooms and bathroom to the first floor. Whilst downstairs has a spacious 25'10" open plan lounge and kitchen diner with French doors leading to rear garden. The kitchen has a variety of built-in appliances as well as an extended breakfast bar. To truly appreciate this property an internal inspection is highly recommended. Council tax band: A. Freehold.



Front door into: Open Plan Lounge & Kitchen Diner

Kitchen Space

11' 9" x 10' 2" (3.58m x 3.10m)

Having a range of fitted wall and base units with solid oak worktop surface with a extended breakfast bar, built-in appliances include electric oven, 4 ring gas hob with extractor hood over, fridge, freezer and dishwasher. Other features include a sunken Belfast sink and a uPVC window to front aspect.

Lounge Area

14' 0" x 13' 4" (4.26m x 4.06m)

Having uPVC window to side aspect, understairs storage cupboard, 2 double radiators and uPVC French doors leading out onto south-facing rear garden.

Downstairs WC

6' 0" x 2' 0" (1.83m x 0.61m)

Having a 2 piece suite comprising wash hand basin and a low level flush WC.

First Floor Landing

Bedroom 1

13' 4" x 9' 2" (4.06m x 2.79m)

Having uPVC windows to rear aspect and radiator.

Bedroom 2

13' 4" x 9' 3" (4.06m x 2.82m)

Having uPVC windows to front aspect, built-in storage cupboard and a double radiator.

Bathroom

6' 6" x 6' 5" (1.98m x 1.95m)

Having 3 piece suite comprising of a panelled bath with mains fed shower over, wash hand basin, low level flush WC, uPVC window to side aspect and radiator.

Outside Front

The property has a porch with gate to the side of the property with a path leading to rear garden.

Outside Rear

Is predominantly south-facing not directly overlooked from the rear aspect and mainly laid to lawn with a paved patio.

Agents Note

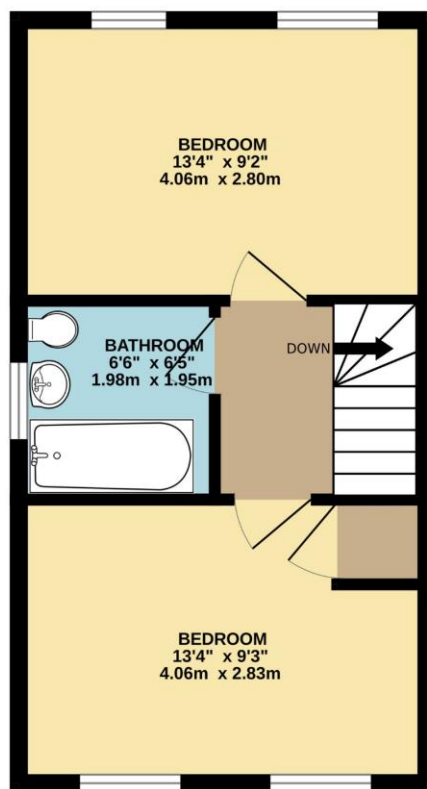
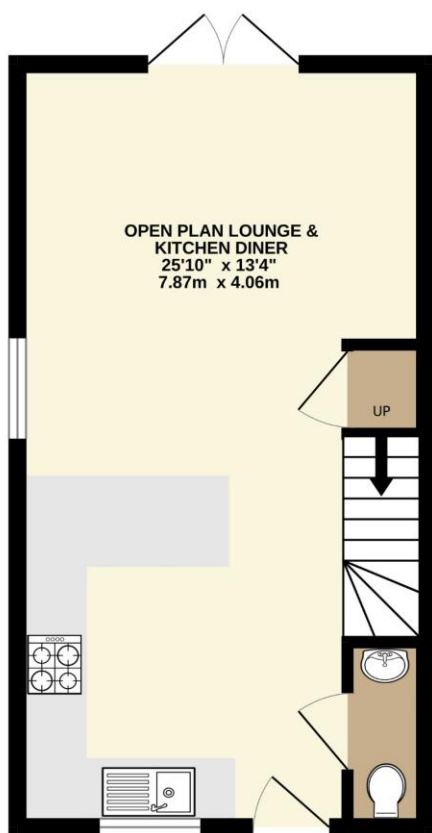
We are advised by the vendor that there is a service charge for the communal area of approximately £81 per annum. Any interested parties should satisfy themselves to this before proceeding.





GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.

FIRST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.8 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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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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