



- Detached Family Home
- Popular Village Location
- 4 Good Size Bedrooms
- Spacious Living Accommodation
- uPVC Conservatory
- Driveway & Garage
- Fully Enclosed Garden
- NO CHAIN!

Minster Drive, Cherry Willingham, LN3 4LR,
£265,000





Starkey&Brown is pleased to offer for sale this spacious detached family home located within the ever popular village of Cherry Willingham. The property would benefit from some modernisation, however has been immaculately maintained and offers fantastic potential and briefly comprises spacious entrance hallway, 14'8" lounge, separate dining room, uPVC conservatory, spacious kitchen, utility first floor landing, well proportioned bedrooms and first floor bathroom. Outside the property has driveway with space for at least 2 vehicles, integral single garage and a fully enclosed garden to the rear. Call today to view! Council tax band: C. Freehold.



Entrance Hallway

Having uPVC front entrance door, radiator and stairs rising to first floor.

Lounge

14' 8" x 11' 1" (4.47m x 3.38m)

Having bow window to front aspect, log effect gas fireplace with stone surround, radiator, dado rail, coved ceiling and archway into:

Dining Room

9' 10" x 9' 10" (2.99m x 2.99m)

Having radiator, dado rail, coved ceiling and sliding patio door into:

Conservatory

9' 4" x 8' 10" (2.84m x 2.69m)

Being of uPVC construction with brick built base, ceramic tiled floor and French doors leading onto rear garden.

Kitchen

11' 9" max x 10' 7" (3.58m x 3.22m)

Having a range of matching wall and base units, corner display shelving, glass display cabinets, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, plumbing for dishwasher, space for fridge and freezer, tiled effect vinyl flooring, coved ceiling and uPVC door to garden.

Utility

7' 10" x 6' 10" (2.39m x 2.08m)

Having wall and base units, space for a range of appliances, tiled effect vinyl flooring and wall mounted Ideal central heating boiler (serviced annually).

First Floor Landing

Having access to loft.

Bedroom 1

11' 7" into wardrobes x 11' 4" (3.53m x 3.45m)

Having fitted wardrobes, radiator and coved ceiling.

Bedroom 2

11' 6" to back of wardrobes x 9' 11" (3.50m x 3.02m)

Having fitted wardrobes, radiator and coved ceiling.

Bedroom 3

14' 8" x 8' 6" max (4.47m x 2.59m)

Having radiator and airing cupboard housing hot water cylinder.

Bedroom 4

11' 1" into wardrobe x 6' 10" (3.38m x 2.08m)

Having fitted wardrobes, radiator and coved ceiling.

Bathroom

Having 3 piece suite comprising panelled bath with electric shower appliance over, pedestal wash hand basin, low level WC, radiator, part tiled walls, vinyl flooring and storage cupboard.

Outside Front

To the front there is a gravelled garden area with central circular paved patio area, a variety of shrubs, concrete driveway with space for 2 vehicles leading to garage and outside lighting. Gate at side leading to rear garden.

Garage

16' 10" x 7' 10" (5.13m x 2.39m)

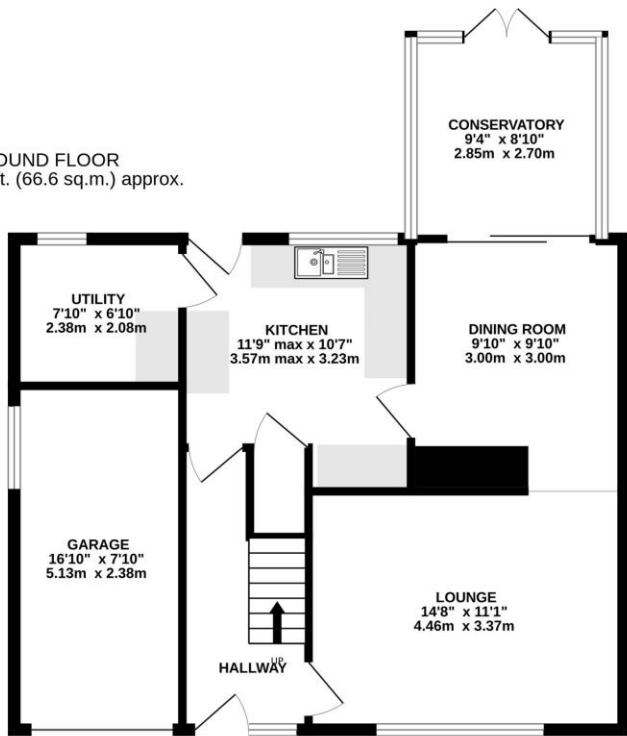
Having remote control roller shutter door, power and light and frosted window to side.

Outside Rear

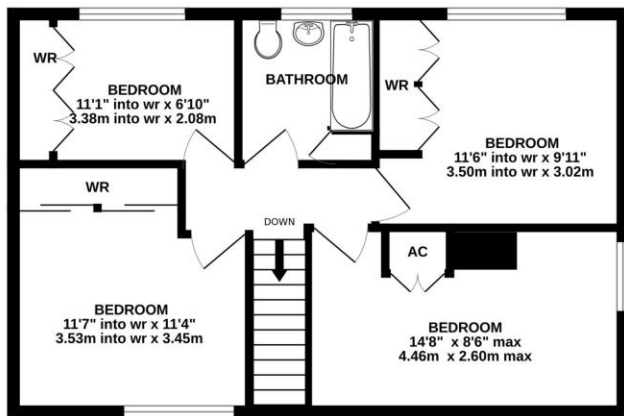
To the rear of the property there is a fully enclosed garden comprising 3 patio areas, beds and borders to include a variety of plants and shrubs, garden shed, green house, outside lighting and cold water tap.



GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.6 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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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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