



- Bay Fronted Detached Bungalow
- Fantastic Corner Plot
- Non Estate Village Location
- 3 Good Size Bedrooms
- Impressive 19'3" Conservatory
- Generous West-Facing Garden
- Large Drive, Double Garage & Workshop
- NO CHAIN!

Church Lane, Cherry Willingham, LN3 4AD,  
£375,000







Starkey&Brown is pleased to offer for sale this bay fronted detached bungalow which stands on a generous west facing corner plot, in a non-estate position and within easy walking distance of a wide range of amenities in the village of Cherry Willingham. Spacious and very well maintained accommodation briefly comprises entrance porch, large reception hallway, 17'6 lounge, 15'10 kitchen diner, impressive 19'3 uPVC conservatory, three well proportioned bedrooms and recently modernised shower room with large walk-in shower. Outside the property has a substantial block paved driveway with space for many vehicles, double garage with workshop to the rear and a generous sized, established and well maintained west facing rear garden. NO CHAIN! Council tax band: C. Freehold.





### Entrance Porch

Having double front entrance doors. Door leading into:

### Reception Hall

12' 6" max x 9' 2" (3.81m x 2.79m)

Having radiator, coved ceiling and wall lights.

### Lounge

17' 6" x 12' 0" (5.33m x 3.65m)

Having modern electric fireplace with granite effect hearth and surround, large bow window to front aspect, additional side window, radiator, coved ceiling and wall lights.

### Kitchen Diner

15' 10" x 8' 10" (4.82m x 2.69m)

Having a range of matching wall and base units, corner display shelving, glass display cabinets, single drainer sink unit with tiled splash backs, gas cooker point, integral fridge and freezer, tiled effect vinyl flooring, radiator, coved ceiling, cupboard housing Worcester central heating boiler, LED downlights and door leading into:

### Conservatory

19' 3" x 10' 10" (5.86m x 3.30m)

Being of uPVC construction with brick built base and having ceramic tiled floor, fitted window blinds, radiator, plumbing for washing machine, space for tumble dryer with work surfacing over, fitted storage cupboard and uPVC doors to both sides.

### Bedroom 1

13' 10" into bay x 12' 4" (4.21m x 3.76m)

Having walk-in bay window to front aspect, feature stained glass window to side, radiator and coved ceiling.

### Bedroom 2

11' 8" into bay x 10' 8" into wardrobe (3.55m x 3.25m)

Having built-in wardrobe and bay window overlooking the rear garden.

### Bedroom 3

9' 0" x 8' 10" (2.74m x 2.69m)

Having radiator and coved ceiling.

### Shower Room

Having luxury 3 piece suite comprising large walk-in shower cubicle with electric shower appliance and glass shower screen, wash hand basin set in vanity unit, low level WC, ceramic tiled floor, heated towel rail and aquaboard walls.

### Outside Front

There is a generous sized frontage comprising lawn with beds and borders to include a variety of flowers, plants, shrubs and trees, substantial block paved driveway with space for many vehicles extending to side and double garage. Additional gravelled driveway/parking area, outside lighting, secure gate at opposite side leading to rear garden.

### Double Garage

18' 0" x 17' 8" (5.48m x 5.38m)

Having twin up and over doors, obscured window to side, power and light. Door leading into:

### Workshop

18' 0" x 5' 10" (5.48m x 1.78m)

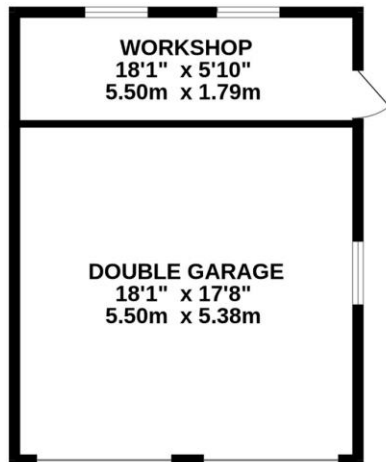
Having power and light, 2 obscured windows to rear aspect and door to side.

### Outside Rear

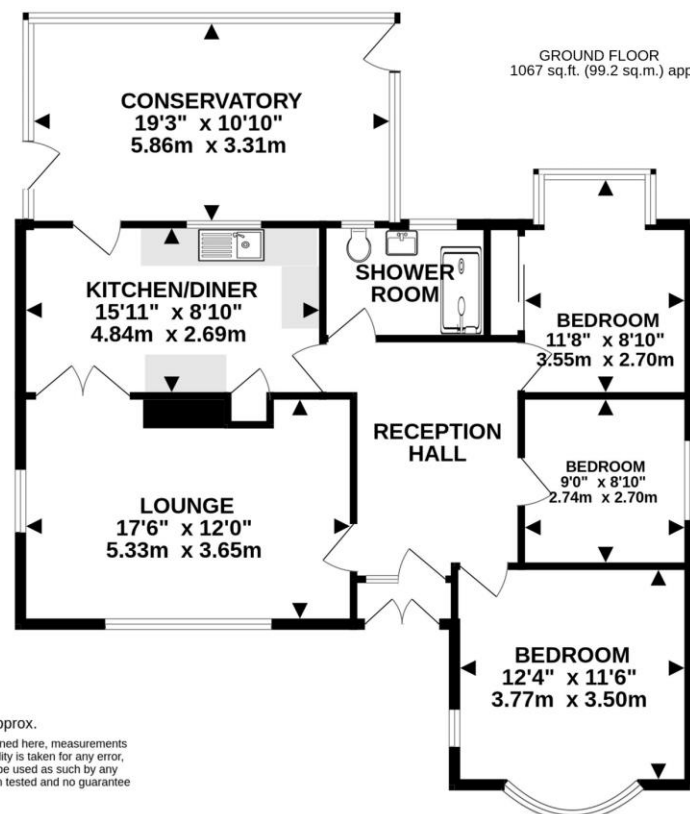
To the rear of the property there is a generous sized west-facing garden being mainly laid to lawn with beds and borders to include a variety of plants and shrubs, large patio area, garden shed and greenhouse.







GARAGE/WORKSHOP  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 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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