



- Detached Dormer Style Home
- 3 Bedrooms
- Ground Floor Bathroom
- Kitchen Diner
- Superb South-Facing Garden
- Driveway Parking & Single Garage
- Nearby To Local Schools & Amenities
- 15 Minute Drive To Lincoln City Centre

Holly Close, Cherry Willingham, LN3 4BH,
£250,000





Situated in the popular village of Cherry Willingham is this detached dormer style home boasting 3 bedrooms and accommodation over 2 floors. Upon entering the property you are welcomed into a generous sized home with an abundance of colour with retro style and vibrant patterns. The ground floor comprises of a 21'2" max lounge with patio doors leading onto raised seating area, a sociable kitchen diner measuring 16'5" max, a range of eye and base level units with kitchen appliances and dining space. There is a ground floor bathroom which was upgraded in 2014 and comprises of a contemporary suite with bathtub and a power shower over. Rising to the first floor are 3 bedrooms, the master measuring 12'9" x 10'1" having views over the rear garden, bedroom 2 measures 9'3" x 10'10" and bedroom 3 was created in 2019 with the addition of a dormer window to the rear aspect. The property boasts an impressive south-facing rear garden being family and friendly with a large lawned area and a selection of seating areas. Furthermore, the property comes with a garage measuring 7'6" x 15'7" and driveway parking. The home is a short 15 minute driveway to Lincoln city centre. Cherry Willingham itself has a range of amenities such as schooling at primary and secondary levels and a selection of independent stores and retailers. For further details and viewing request contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Hall

Composite front door entry to front aspect, access to lounge, kitchen diner, bathroom and stairs rising to first floor.

Lounge

21' 2" x 10' 11" max (6.45m x 3.32m)

Having coved ceiling, uPVC double glazed window to front aspect, patio doors leading onto rear garden, radiator and electric fireplace.

Kitchen Diner

15' 2" max x 16' 5" max (4.62m x 5.00m)

Range of eye and base level units with integral appliances such as oven, 4 ring hob with extractor hood over, integral dishwasher, sink and drainer unit, tiled floor, radiator, uPVC double glazed window to rear aspect and side aspect, uPVC door to rear garden, access to understairs storage cupboard and large dining space.

Bathroom

6' 1" x 7' 4" (1.85m x 2.23m)

Having 3 piece suite comprising bath tub with Mira electric power shower over, low level WC, pedestal hand wash basin unit, heated towel rail, extractor unit, tiled floor, radiator, uPVC double glazed obscured window to side aspect.

First Floor Landing

Access to bedrooms and a storage cupboard.

Master Bedroom

12' 9" x 10' 1" (3.88m x 3.07m)

Having uPVC double glazed window to rear aspect, radiator and access to eaves storage.

Bedroom 2

9' 3" x 10' 10" (2.82m x 3.30m)

Having uPVC double glazed window to front aspect and radiator.

Bedroom 3 - Renovated in 2019 with added dormer. Buildings regulations required and passed.

9' 5" x 10' 10" max (2.87m x 3.30m)

Having uPVC double glazed window to rear aspect and radiator.

Outside Rear

South-facing garden being mostly laid to lawn with hedged and fenced perimeters. A mixture of seating areas and access to a raised patio area, external water source and access to boiler cupboard. Access to garage.

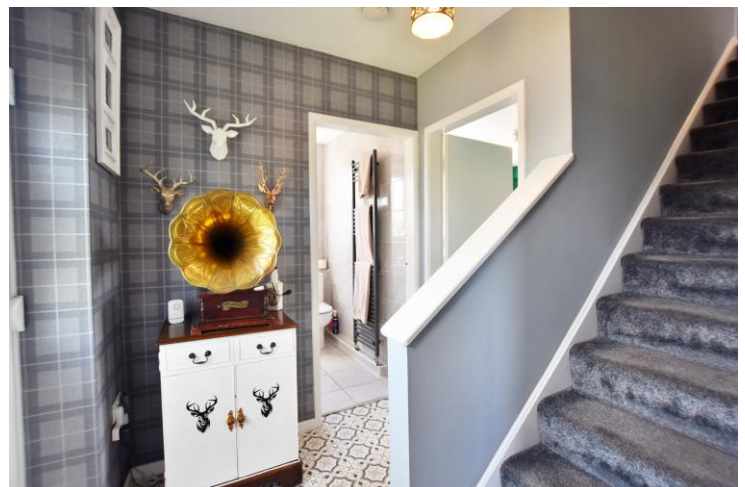
Garage

7' 6" x 15' 7" (2.28m x 4.75m)

Having up and over door, uPVC double glazed window to side aspect, personnel door to rear aspect, power and lighting.

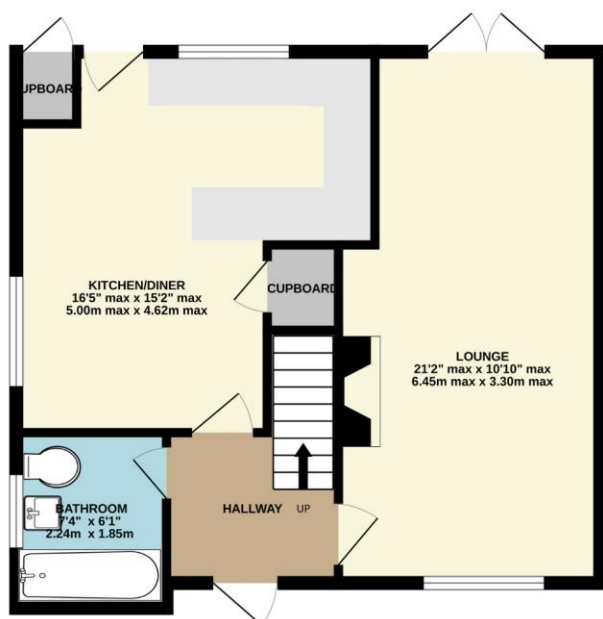
Outside Front

Having dwarfed walled perimeter, pathway to front door entry, driveway parking and access to garage.

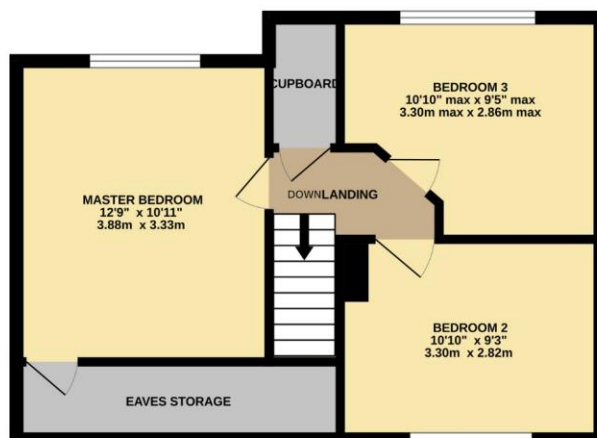




GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 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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