



- Detached Dormer Bungalow
- 6 Bedrooms & 2 Bathrooms
- Approx 2,000 Sq Ft
- Non Estate Position

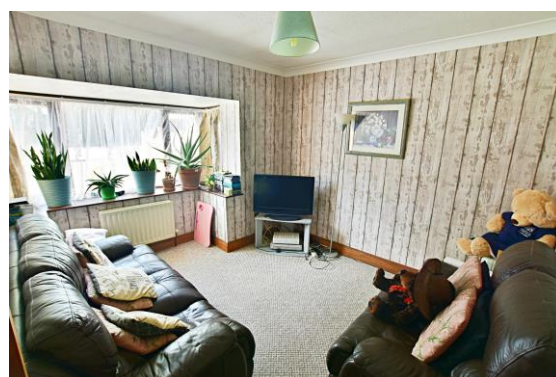
- Lounge 25'11 x 17'0"
- Large, Low Maintenance Plot
- Popular Village Location
- 10 Minute Drive To Lincoln

Croft Lane, Cherry Willingham, LN3 4JW
£375,000





Enjoying a non-estate position in the sought after village of Cherry Willingham, Starkey&Brown are delighted to offer for sale this extensive detached Dormer bungalow offering six bedrooms over two floors. Measuring approximately 2,000 sq ft, the property sits a short 10 minute drive from Lincoln city centre. The ground floor comes with extensive and flexible living accommodation, whilst boasting a 25'11" lounge, a kitchen diner, a utility room and a study. There are 4 generous sized bedrooms to the ground floor, the master bedroom benefits from an en-suite and there is a further family bathroom and guest toilet. Rising to the first floor there are 2 further bedrooms and an access large eaves storage space. The plot itself comes with gardens to the front and rear. Rear garden is low maintenance being mostly block paved and is enclosed with fenced perimeters. Front garden comprises an 'in&out' driveway with extensive parking provision. Cherry Willingham is well regarded due to its excellent array of amenities which include a doctor's surgery, a Co-op food store, post office, library and schooling at primary and secondary levels. There is also a regular bus service to and from Lincoln city centre. For further details and viewing requests please contact Starkey&Brown. Council tax band: E. Freehold.



Entrance Hall

Front door entry to the side aspect, a radiator, and stairs rising to the first floor. Access to living accommodation and a downstairs WC.

Downstairs WC

5' 2" x 4' 0" (1.57m x 1.22m)

Low-level WC, a corner hand wash basin unit, coved ceiling, tiled surround, and an extractor unit.

Lounge

25' 11" x 17' 0" (7.89m x 5.18m)

Two uPVC double-glazed windows, French doors to the rear aspect leading onto the rear garden, and a feature gas fireplace. Double door entrance to:

Kitchen Diner

20' 5" max x 16' 9" (6.22m x 5.10m)

Wooden cladded ceiling, a range of base and eye level units with counter worktops, sink and drainer unit, oven with gas hob and extractor hood over, sink and drainer unit, and 2 radiators. External door leading onto the rear garden. Access to:

Utility Room

6' 4" x 6' 3" (1.93m x 1.90m)

Gas central heating boiler and a uPVC double-glazed window to the side aspect.

Study

11' 11" max x 8' 10" (3.63m x 2.69m)

A uPVC double-glazed window to the side aspect and a single radiator.

Bedroom 1

14' 5" x 10' 0" (4.39m x 3.05m)

A uPVC double-glazed bay window to the front aspect and a radiator. Access to:

En-Suite

5' 8" x 6' 2" (1.73m x 1.88m)

A shower cubicle, a low-level WC, a vanity unit, a uPVC double-glazed frosted window, an extractor unit, and uPVC cladding to the ceiling.

Bedroom 2

9' 9" x 14' 5" (2.97m x 4.39m)

A uPVC double-glazed window, a consumer unit, and a radiator.

Bedroom 3

11' 11" x 9' 11" (3.63m x 3.02m)

A uPVC double-glazed window, a coved ceiling, and a radiator.

Bedroom 4

9' 11" x 9' 9" (3.02m x 2.97m)

A uPVC double-glazed bay window to the front aspect, a radiator, and a coved ceiling.

Bathroom

9' 5" x 9' 0" (2.87m x 2.74m)

His&Her's vanity unit, bidet, a low-level WC, corner bath with a mains shower, uPVC double-glazed obscured window to the side aspect, a radiator, and wood cladding to the ceiling.

Landing

A radiator, skylight, a storage cupboard, and access to vast eaves storage.

Bedroom 5

15' 9" x 9' 9" (4.80m x 2.97m)

Skylight, a radiator, and eaves access.

Bedroom 6

9' 10" x 11' 0" (2.99m x 3.35m)

Skylight, a radiator, and eaves access.

Outside Rear

Enclosed with fenced perimeters, a paved low-maintenance garden with side access leading to the front of the property via an extensive block-paved driveway, and parking for multiple vehicles.

Outside Front

In & out driveway. Side access leading to front door entry.

Agents Note

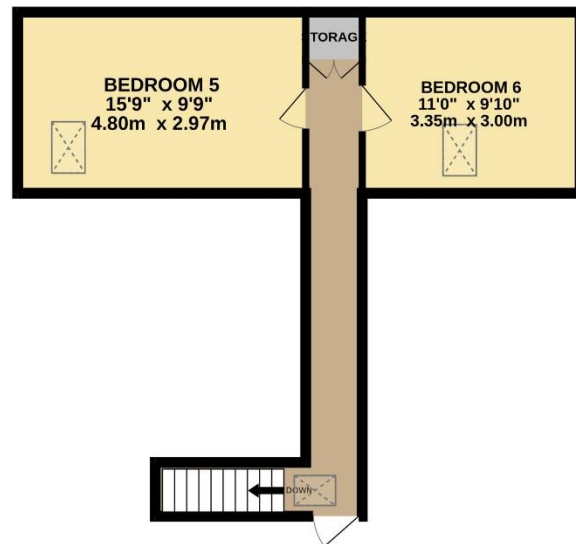
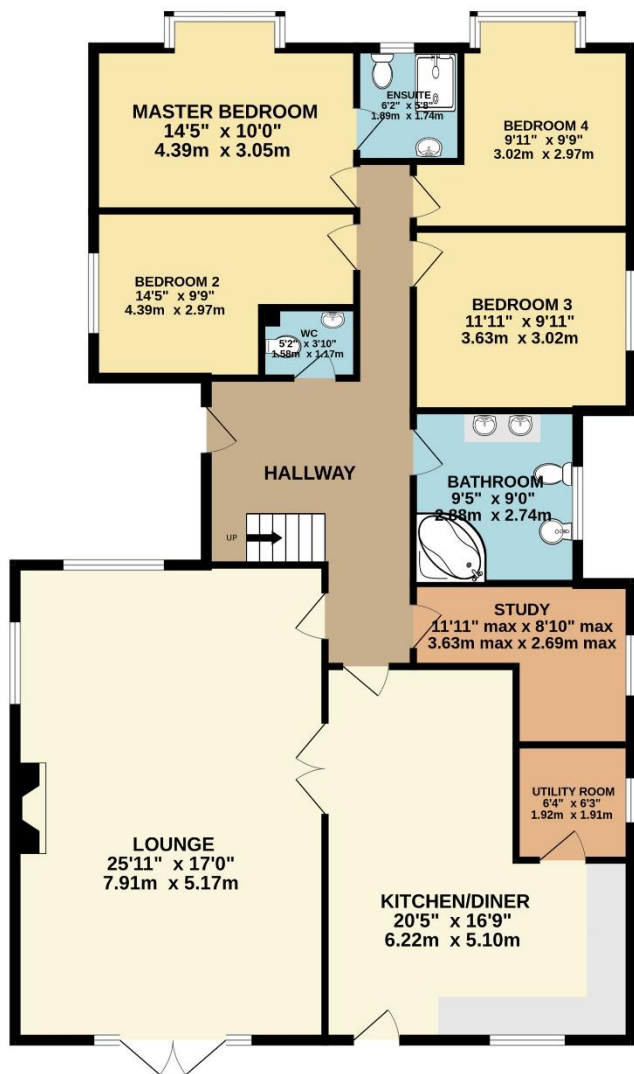
The property features thermal solar panels for heating hot water.





GROUND FLOOR
1627 sq.ft. (151.1 sq.m.) approx.

1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 2010 sq.ft. (186.7 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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