



- Individual Detached Bungalow
- Pleasant, Discreet Location
- Immaculately Presented
- 4 Bedrooms, Master En-Suite
- 23'4" Lounge Diner & Conservatory
- Large Driveway & Double Garage
- Generous, Established Plot
- Call Today To View!

Rushbrooke, Church Lane, Cherry Willingham, LN3 4AB
£475,000



Starkey&Brown are delighted to offer for sale this immaculately presented detached bungalow, tucked away down a private driveway on the ever-popular Church Lane in Cherry Willingham, only a short walk away from a wide variety of amenities. Spacious and beautifully maintained accommodation briefly comprises a large entrance hallway, WC, 23'4 lounge diner with French doors leading into conservatory, 12'7 kitchen diner, a generous utility room, four double bedrooms, an ensuite shower room to master bedroom, and a bathroom with a four-piece bathroom suite. Outside, the property has a large driveway with parking and turning space for several vehicles, a double garage, and a fully enclosed, established rear garden. In the agent's opinion, viewing of this property would be highly recommended in order for it to be fully appreciated. Council tax band: D. Freehold.



Reception Hallway

Having part glazed composite front entrance door, laminate wood effect flooring, a radiator, a large airing cupboard housing a hot water cylinder, and ample storage/linen space. Access to an insulated loft with a loft light.

WC

Having a low-level WC, pedestal wash hand basin with tiled splash backs, attractive vinyl flooring, a radiator, and an extractor.

Lounge Diner

23' 4" x 14' 2" (7.11m x 4.31m)

Having double aspect windows, coal-effect electric fireplace with stone hearth and surround, 2 radiators, and French doors leading into:

Conservatory

11' 1" max x 9' 3" (3.38m x 2.82m)

Being of uPVC construction with brick built base and having a ceramic tiled floor, an electric wall heater, a ceiling fan, and French doors leading onto the rear garden.

Kitchen Diner

12' 7" x 11' 6" (3.83m x 3.50m)

Having a range of matching wall and base units, one and a half bowl single drainer stainless steel sink unit with mixer taps over, built-in double eye level oven, ceramic hob with cooker hood over, integral full height fridge freezer, integral dishwasher, Amtico tiled floor, and a radiator.

Utility

10' 7" x 6' 7" (3.22m x 2.01m)

Having plumbing for a washing machine and space for a tumble dryer with work surfacing over, space for an additional appliance, a pantry, Amtico tiled floor, a radiator, and a uPVC door leading to the side.

Master Bedroom

12' 10" max x 9' 8" (3.91m x 2.94m)

Having a radiator and wardrobes.

En-Suite

Having a 3-piece suite comprising a large tiled shower cubicle with mains-fed shower and folding glass shower door, pedestal wash hand basin, low-level WC, heated towel rail, electric shaver point, and an extractor.

Bedroom 2

14' 4" x 11' 1" (4.37m x 3.38m)

Having a radiator and wardrobes.

Bedroom 3

10' 0" x 8' 8" (3.05m x 2.64m)

Having radiator.

Bedroom 4/Office

10' 0" x 8' 8" (3.05m x 2.64m)

Being currently utilised as a home office with a radiator.

Family Bathroom

Having a spacious 4-piece suite comprising a large shower cubicle with mains-fed shower and sliding glass shower door, panelled bath, pedestal wash hand basin, low-level WC, attractive vinyl flooring, electric heated towel rail, radiator, part tiled walls, electric shaver point, and an extractor.

Outside Front

The front of the property is accessed via a shared driveway used by only 2 properties and gives access to a private driveway, which offers parking and turning space for several vehicles. Storm porch leading to front entrance door, paths on both sides leading to the rear garden.

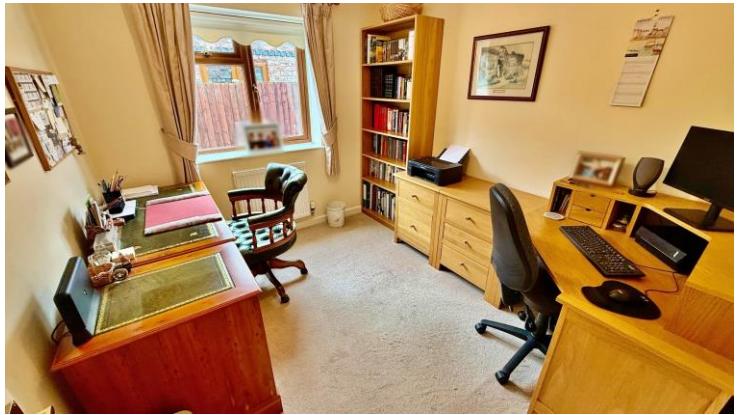
Double Garage

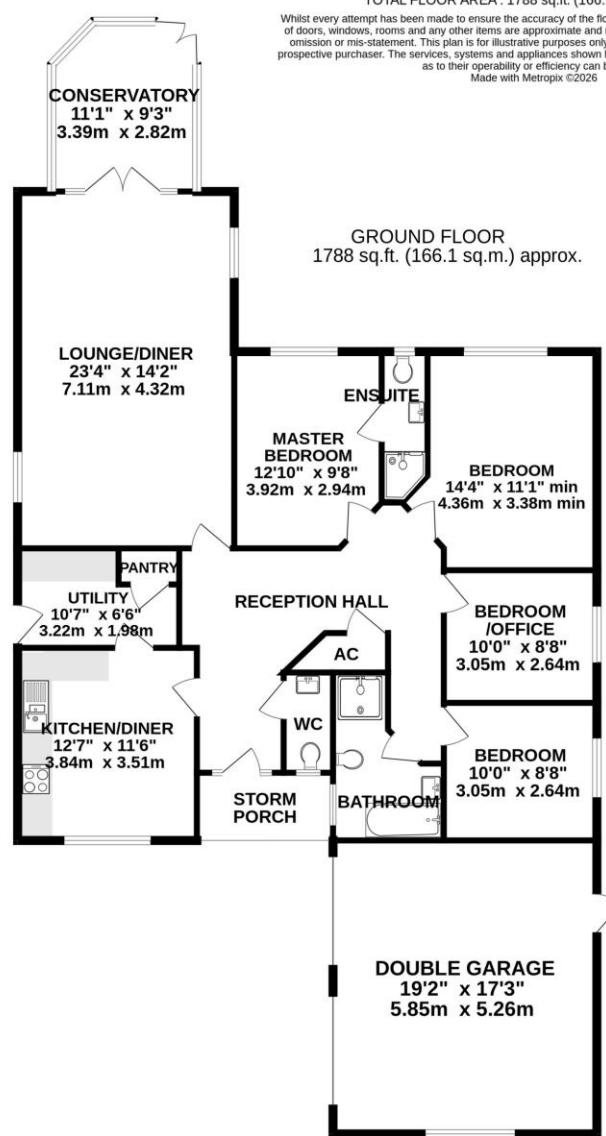
18' 10" x 17' 9" (5.74m x 5.41m)

Having twin up-and-over doors, power and light, a pitched roof providing storage space, a central heating boiler (serviced annually), a frosted window to the front, and a uPVC door leading to the side.

Outside Rear

To the rear of the property, there is a generous, fully enclosed, established garden, mainly laid to lawn with borders to include a variety of plants and shrubs, a paved patio area, outside lighting, and a path leading to the side with a door leading into a double garage.





In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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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 vendor'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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