



**Laburnum Drive, Cherry Willingham Lincoln LN3 4AT**

**welcome to**

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Early viewing is essential for this much improved and well presented three bedroom home situated on a generous double corner plot within the sought after village of Cherry Willingham, enjoying off road parking for numerous vehicles including a caravan and detached double garage.



### **Entrance Hall**

With double glazed door and window to the front, stairs rising to first floor and radiator.

### **Lounge**

14' 9" x 10' 10" ( 4.50m x 3.30m )

With double glazed window to the front, radiator, engineered wood flooring, wall mounted feature electric fireplace, wall lights and double half glazed oak door opening to:-

### **Study**

9' x 6' ( 2.74m x 1.83m )

With double glazed window to the rear, radiator and engineered wood flooring.

### **Kitchen / Diner**

16' 5" max x 15' 11" max ( 5.00m max x 4.85m max )

With double glazed window to the rear, a fitted kitchen in a range of wall and base units with fitted work surfaces, stainless steel sink and drainer, space for washing machine, space for fridge, space for freezer, integral oven with gas hob and stainless steel extractor fan fitted above, radiator, under stairs cupboard, cupboard enclosed wall mounted gas central heating boiler and double glazed double doors opening to conservatory.

### **Utility Room**

4' 3" x 5' 11" ( 1.30m x 1.80m )

With double glazed windows to the rear and side, double glazed door leading to the rear garden, fitted work surfaces, space for fridge, space for freezer and door to:-

### **Cloakroom**

With double glazed obscured window to the side and wc.

### **Conservatory**

17' 5" x 10' 11" max ( 5.31m x 3.33m max )

Of a quarter brick and uPVC construction with double glazed windows to the rear and sides, double glazed double doors opening to the rear garden patio, radiator and laminate flooring.

### **Family Bathroom**

With double glazed obscured window to the side, P-shape bath with wall mounted over bath shower and fitted screen, wc, wash hand basin, radiator, extractor fan and tiling to the walls and floor.

### **First Floor Landing**

With built in cupboard and doors accessing all bedrooms.

### **Bedroom One**

10' 9" max x 14' 9" max ( 3.28m max x 4.50m max )

With double glazed window to the front and radiator.

### **Bedroom Two**

10' 3" max x 7' 4" ( 3.12m max x 2.24m )

With double glazed window to the rear and radiator.

### **Bedroom Three**

10' 6" x 9' ( 3.20m x 2.74m )

With double glazed window to the side, radiator, laminate flooring and access point to under eaves storage and loft space.

### **Front Garden**

Being a particular feature of the property is the generous corner plot which is enclosed to the front by an ornamental hedge, with spacious driveway providing off road parking for numerous vehicles which would be ideal for parking caravans, motorhomes etc. To the front of the property is an ornamental shingled area with specimen shrubs planted within and pathway leading to the front door. Gated access leads to:-

### **Rear Garden**

This generous landscaped garden benefits from a patio area surrounded by ornamental shingled areas with specimen plants and raised planted borders, two circular areas of lawn and further block paved seating area, enclosed to the front by fence panels and to the rear and sides by mature hedge.

### **Detached Double Garage**

20' 3" x 15' 7" ( 6.17m x 4.75m )

With window to the rear, up and over door to the front, power, light and pedestrian door leading to the rear garden.



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## Laburnum Drive, Cherry Willingham Lincoln

- SPACIOUS THREE BEDROOM DETACHED HOME
- GENEROUS DOUBLE CORNER PLOT
- EXTENSIVE DRIVEWAY PARKING & DOUBLE GARAGE
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- RANGE OF AMENITIES NEARBY

Tenure: Freehold EPC Rating: C

offers over

**£280,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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