



21 St Davids Close
Cherry Willingham, Lincoln. LN3 4LT

BELL



21 St. Davids Close Cherry Willingham

NO ONWARD CHAIN!

This is a small detached two bedroom bungalow, which were benefit from a conference of scheme of refurbishment, very pleasantly located in this popular residential area on the north eastern fringe of Cherry Willingham.

Cherry Willingham offers a very good range of local amenities which includes a primary and secondary school, sports/leisure centre facilities, Co-op Supermarket, post office and newsagent, butchers, hairdresser, chemist, food takeaways, public houses and more. To the east are the suburbs of the historic City of Lincoln and the 'Lincoln Eastern Bypass', which provides quick and easy access to routes to the north, east and south of the city. As a consequence, there are now good road connections out to surrounding RAF bases, Sleaford and Grantham, as well as by the A46 to the A1 and Newark with its London Kings Cross high speed rail connection.



ACCOMMODATION

Breakfast Kitchen with uPVC obscure double glazed entrance door, westerly Outlook over the driveway and front garden area; fitted base, drawer and wall units, work surface area with single drainer stainless steel sink unit inset and space to one corner for a slot in electric cooker. A further area fitted work surface utilised partly as breakfast bar area with accompanying room below for appropriate laundry white goods. There are wall mounted china cabinets, built in larder cupboard to one corner, tiled splash back to work surface areas, radiator and lighting strip. Door through to



Lounge with a westerly outlook over the front of the property from the bay window; coving, wall mounted gas fire and radiator. Door to:

Hallway having a large built-in cupboard containing the insulated hot water cylinder, access to roof space, and wall mounted gas heater. Doors through to bedroom accommodation and to:

Bathroom having an disability access panelled bath with Triton shower unit above, pedestal wash hand basin and low level WC. Mermaid board style splash back panelling to some walls and radiator.

Bedroom with an easterly outlook over the rear garden; and radiator.

Bedroom with an easterly view out over the rear garden; and radiator.

OUTSIDE

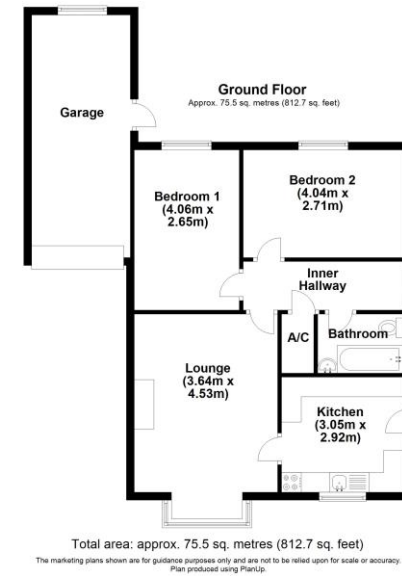
The bungalow stands well back within its plot from the roadside, with a large area of concrete driveway and turning space providing more parking for both family and visitors. Flowerbeds and borders with attractive shrubs and flowering plants which would benefit from a new scheme of landscaping.

Driveway extends down the northern elevation of the bungalow towards the rear and provides access to a small attached **Garage** with up and over door, service door through to rear garden and a fluorescent lighting strip.

That is a pedestrian footpath running down the southern elevation of the bungalow through to the good size rear garden, enclosed by panel fencing which would benefit from clearance and a landscaping scheme.

West Lindsey District Council – Tax band: B





ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

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