



15 St. Matthews Close
Cherry Willingham, Lincoln. LN3 4LS





15 St. Matthews Close Cherry Willingham, Lincoln

An excellently presented, detached bungalow set to a quite no-through road location in the ever-popular village of Cherry Willingham. With a large living room and attractive conservatory leading off, the property is complete with kitchen, two bedrooms and bathroom; plus a single garage. Gardens to the front and rear offer pleasant outside space.

ACCOMMODATION

Hallway with uPVC double glazed obscure front entrance door, built in storage space, carpeted floor, radiator, ceiling light and power points. Doors to accommodation including:

Living Room having uPVC double glazed window to front, windows flanking French doors to rear aspect; feature fireplace with wood surround, carpeted floor, radiator, ceiling light and power points.

Conservatory having uPVC double glazed windows to side and rear, French doors to side aspect; light to pitched double glazed roof, wood effect flooring and power points.

Kitchen having uPVC double glazed window and door to rear aspect; a good range of storage units to base and wall levels, 1 1/2 bowl ceramic sink and drainer inset to roll edge wood effect worktop with space and connection for integrated dishwasher, upright fridge-freezer, under counter washing machine, Hotpoint oven and Candy four ring hob beneath extractor canopy. Tiled flooring, built in pantry cupboard space, lights to ceiling and power points.

Bedroom having uPVC double glazed window to rear aspect; sliding doors to built in storage space, carpeted floor, radiator, ceiling light and power points.





Bathroom having uPVC double glazed obscure window to side aspect; panel bath with shower over, tiled surround, pedestal wash hand basin and low level WC. Wood effect flooring, heated towel rail, loft access hatch and ceiling light.

Bedroom having uPVC double glazed window to front aspect; sliding doors to built in storage space, carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached to the front via a concrete driveway leading to the **Single Garage** with electric roller door; light and power. The front garden is laid to lawn with a range of established flowering plants and shrubs.

The rear laid to paved patio space with lawn, garden shed, further flowers and shrubs.

THE AREA

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 west 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.

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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Brochure prepared 16.9.2024





Ground Floor Building 1



Ground Floor Building 2

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