



9 Elm Avenue
Cherry Willingham, Lincoln. LN3 4AU

BELL



9 Elm Avenue Cherry Willingham

This a wonderful contemporary design style re-furnished three bedroom family home, very pleasantly located in this popular residential area in Cherry Willingham.

Accommodation comprises; hallway, downstairs bathroom, delightful living dining kitchen, home office and sitting room; three bedrooms with en-suite to master.

A formal viewing is highly recommended.

ACCOMMODATION

Long Entrance Hallway with attractive contemporary design style obscure double glazed panelled front entrance door, having a northerly aspect, and radiator. Staircase up to first floor and contemporary style oak panel doors through to dining kitchen.

Downstairs Bathroom with wonderful design style appointment comprising; tile panelled bath across one wall with shower fitting, shower screen panel and wall tiling to full height, wash hand basin with toiletry drawers below and low-level WC with concealed cistern. Ladderback style radiator/towel rail, inset ceiling spotlight fitting and extractor vent.

Living Dining Kitchen enjoying a delightful westerly outlook over the rear garden from the sliding patio doors in the dining/living area; quality Magnet and Howden contemporary design style kitchen base, drawer and wall units, work surface areas with single drainer one and a half bowl sink unit inset, space beneath for integral washing machine. The work surface extends out into the room to provide a peninsula divide and breakfast bar area with cupboard space and concealed AEG dishwasher beneath. Further areas of work surface, having an





extensive range of drawer space beneath, AEG induction hob inset with contemporary design style cooker hood and wall cupboard space set on either side; concealed fridge/freezer, pantry cupboard space and a Bosch double oven/grill inset to surface with cupboard space above and beneath. There is a deep walk in cupboard under the stairs, pantry/utility cupboard, coving, radiator, a kicker board heater to the fitted units and inset ceiling spotlight fittings. Open archway through to the sitting room and to:

Home Office/Living Room with a very pleasant easterly outlook over the front garden and the driveway with a glimpse of homes on the opposite side of Elm Avenue; coving, radiator and wall light fitting.

Sitting Room of good proportions, having an easterly view out over the front of the property; fireplace having a multi fuel burner inset on a slate hearth, coving, wall light fittings and radiator.

First Floor - Landing with attractive contemporary design style oak panelled doors through to adjoining accommodation.

Principal Bedroom having a most pleasing easterly outlook across Elm Avenue; walk-in wardrobe with oak contemporary style panel door, access to roof space and radiator. Oak contemporary style panelled door through to:

En-suite Shower Room having contemporary design style appointment comprising; built-in shower cubicle to one end with shower fitting and wall tiling to full height, cantilevered wash hand basin with toiletry drawer below and low-level WC with concealed cistern. Ladder back style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Bedroom with an easterly view down over the front of the property and the driveway entrance; door through to large roof space storage area, radiator and ceiling spotlight fitting.

Bedroom with an open westerly view down over the delightful rear garden; and radiator.





OUTSIDE

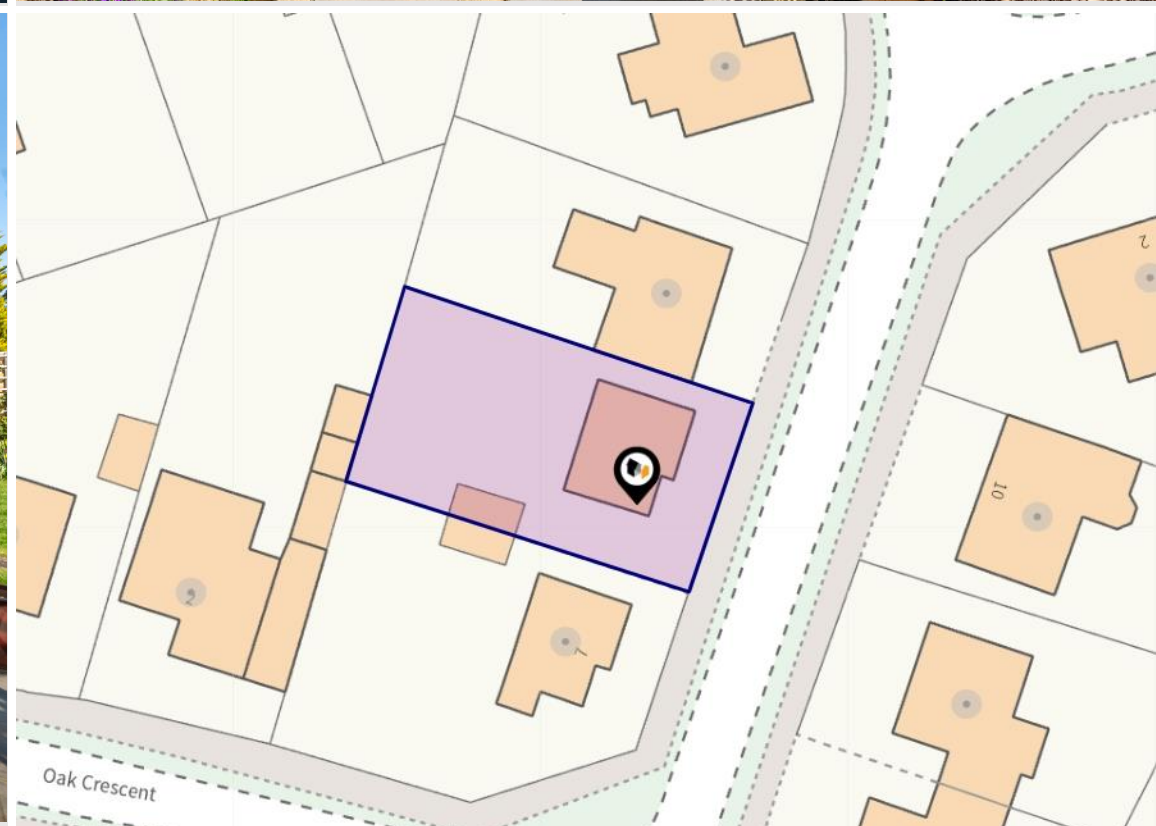
The house stands in a prominent position on Elm Avenue with mature privet hedging to the road frontage, accompanying lawn and a shale covered low maintenance bed with a Cherry tree. The driveway provides more than ample parking for both family and visitors as well as access to **Detached Garage** with electric roller door, service door to rear providing access into the rear garden, LED lighting strip and power points.

There is a pedestrian gate between the rear western elevation of the house and the garage which provides access through to the rear garden. An additional gated access runs down the northern elevation of the house through to a useful general storage area with log stores and a good size garden shed.

The rear garden is of excellent proportions and enjoys the benefit of southerly and westerly aspects, enclosed recently by tall panelled fencing, attractively landscaped with a large patio area adjoining the rear western elevation of the house onto which the sliding patio door of the living dining kitchen opens. There is an accompanying good sized area formal lawn with meandering bed and borders, raised bark covered beds containing a wide variety of attractive shrubs and flowering plants. Set to the north western corner of the garden there are sleeper enclosed steps up to a large paved seating area from which to view the garden and the house. There is a large paved patio area with a delightful 4m x 3m wooden Gazebo having felt shingle roof, ideal as a seating area with space to one side as necessary for a greenhouse.

There are exterior light fittings, exterior waterproof power points and a cold water tap.


Please note: All the patio areas are laid with large non slip Copper Rustic Slate style porcelain tiles.

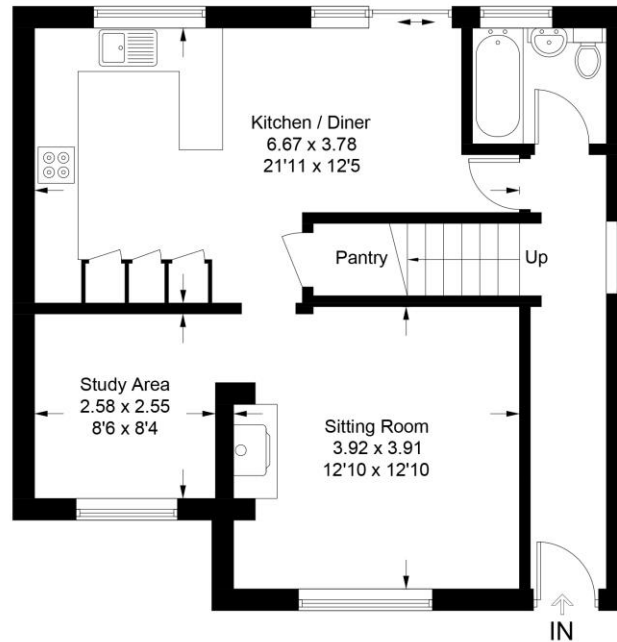


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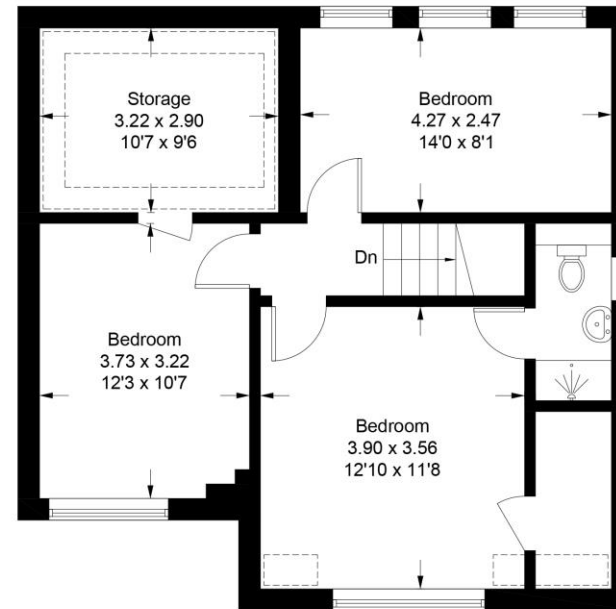
Approximate Gross Internal Area
Ground Floor = 58.1 sq m / 625 sq ft
First Floor = 57.4 sq m / 618 sq ft
Total = 115.5 sq m / 1243 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

West Lindsey District Council – Tax band: C ENERGY PERFORMANCE RATING: tbc

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, 43 Silver Street, Lincoln. LN2 1EH. Tel: 01522 538888 Email: lincoln@robert-bell.org Website: <http://www.robert-bell.org>
Brochure prepared 8.4.2025

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Tel: 01522 538888
Email: lincoln@robert-bell.org

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