



10 Elm Avenue
Cherry Willingham, Lincoln. LN3 4AU

BELL



10 Elm Avenue Cherry Willingham

This is a good-sized detached bungalow which would benefit from a general scheme of refurbishment, very pleasantly located in what is a popular residential area in the east Lincoln village of Cherry Willingham. Accommodation comprises; Entrance Hall, Lounge, Dining Room, a large Conservatory, a good-sized Breakfast Dining Kitchen and a downstairs Bathroom; Landing, Shower Room and three respectably proportioned Bedrooms.

There is a small front garden, a driveway providing more than ample parking for both family and visitors, as well access to a surprisingly good-sized Garage. Well enclosed family rear garden.

ACCOMMODATION

Entrance Hall having newly fitted contemporary design style obscure double glazed front entrance door, staircase up to first floor, coving and EHC modern electric radiator. Doors through to dining room, lounge and to:

Downstairs Bathroom having a traditional coloured suite comprising; panelled bath, built in shower cubicle to one corner with Triton shower fitting, pedestal wash hand basin and low-level WC (not connected). Tiling to all walls to full height, tiled floor and ladderback style radiator/towel rail.

Dining Room having a southerly aspect; good size built-in under stairs linen cupboard, coving and EHC electric radiator. Panel door through to dining kitchen.

Lounge of excellent proportions with pleasant westerly view out over the front garden and beyond into Elm Avenue; sliding patio doors providing direct access into the very good size adjoining conservatory.





Chimney breast with fireplace having a fitted electric fire with marble style back and hearth and accompanying moulded oak surround, fitted shelving to one side, coving, dado rail and EHC electric radiator. Door through to adjoining dining kitchen and French doors into:

Substantial Conservatory having a pleasant outlook over rear gardens; pitched roof level with ceiling fan/light fitting, tiled floor and further light fittings.

French doors access the rear garden, service door through to adjoining garage and uPVC obscure double glazed panel door through to:

Dining Kitchen of excellent proportions and having a very pleasant outlook over the garden; a comprehensive range of oak style fitted base, drawer and wall units, work surface area with single drainer one and a half ball sink unit inset with space beneath for laundry/kitchen white goods. The work surface extends around the adjoining wall with further cupboard and drawer space, AEG ceramic style hob inset with concealed extractor hood above, built in AEG oven with microwave alcove above to one end and accompanying range of general storage cupboard and pantry space. A further area of work surface provides additional cupboard space with room beneath for kitchen white goods. Extensive area of tiled floor to the main kitchen.

First Floor

Landing with doors to first floor accommodation.

Bedroom 1 having a very pleasant outlook out over Elm Avenue; built-in fitted bedroom furniture comprising of wardrobe space, bedside cabinets, dressing table, drawers and shelving. There is access to roof space at eaves, and a modern EHC electric radiator.

Bedroom 2 having an easterly aspect; built-in and fitted bedroom furniture comprising of wardrobe general storage cupboard space with bedside chest of drawers and shelving, accompanying dressing table area with drawers. There is access to space at eaves, ceiling space access and modern EHC electric radiator.





Shower Room comprising; shower cubicle with Mira Sport shower fitting, pedestal wash hand basin, and low level WC. Tiling to all walls to full height, ladderback style electric radiator/towel rail and extractor vent.

Bedroom 3 having an easterly view down over the rear garden with sloping ceilings in part; accompanying fitted bedroom furniture comprising of drawers, shelving and cupboard space with a corner dressing table/work station area to one corner and a modern EHC electric radiator.

OUTSIDE

The property stands in a prominent location on Elm Avenue, with a concrete driveway which provides parking to The Tandem length **Garage** with up and over door, service door to rear providing access through to the adjoining conservatory and accommodation, fluorescent lighting strip and power point.

The front garden has been predominantly laid to lawn with borders containing a range of flowering plants with a pedestrian access running down the southern elevation of the bungalow through to the rear.

The rear garden is well enclosed by panel fencing and mature hedging as appropriate, containing a range of shrubs, apple and pear tree. Adjoining the rear elevation of the bungalow there is a paved patio area onto which the conservatory opens. There is a metal frame greenhouse, outside water tap and security light.

West Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: F
Electric room heaters- updated approximately 2 years ago.
Property was also re-wired at that time.

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;
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Brochure revised 19.8.2025





10 Elm Avenue

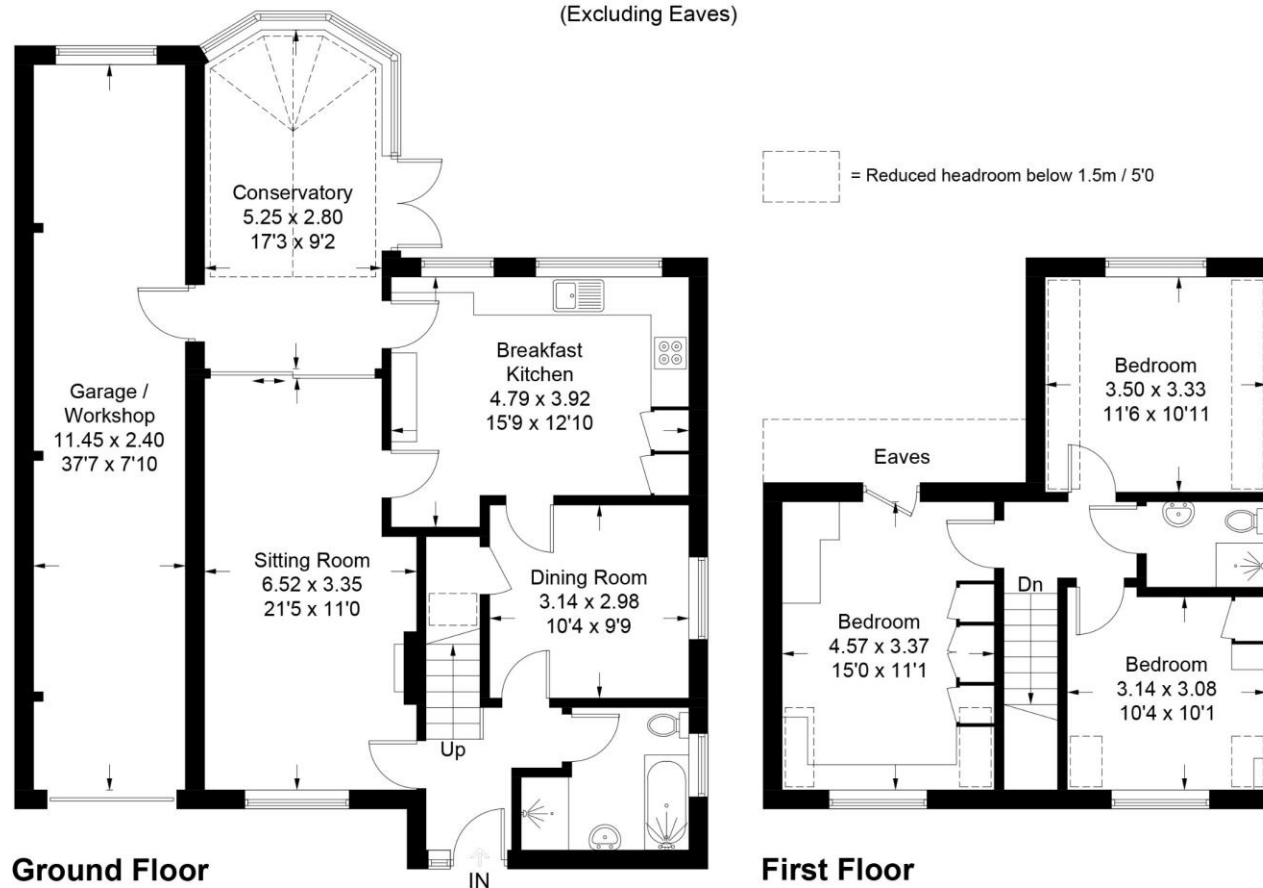
Approximate Gross Internal Area

Ground Floor = 107.6 sq m / 1158 sq ft

First Floor = 47.4 sq m / 510 sq ft

Total = 155 sq m / 1668 sq ft

(Excluding Eaves)



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.

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