



51 Laburnum Drive
Cherry Willingham, Lincoln. LN3 4AR

BELL



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Cherry Willingham

This is a detached dormer bungalow with brick and rendered elevations to the ground floor and horizontal timber cladding to the dormer extension, situated in the large, well serviced village of Cherry Willingham.

The property has a paved driveway providing off street parking to the frontage and single garage, also benefitting from generous, south facing rear garden.

ACCOMMODATION

Hallway with wood effect vinyl flooring, carpeted staircase with wooden handrail up to the first floor, radiator and coat hanging space. Doors to bathroom, dining room and to:

Living Room having dual northerly facing window and southerly aspect from the French doors to the rear garden; carpeted floor, wooden mantelpiece fireplace surround with black hearth and inset, serving as a focal point for the room, feature decorated wall, radiator, decorative ceiling lights to both ends of the room and power points. Door through to kitchen

Family Bathroom with obscure glazed window providing a westerly outlook, bath with shower over and curved glass shower screen, pedestal wash hand basin with concealed pipework and WC. Ladderback style heated towel rail, wall mounted extractor unit, fully tiled walls and floor in beige stone-effect ceramic tiling.

Dining Room with a westerly outlook, vinyl flooring to match hallway, radiator, built in storage cupboard, decorative pendant ceiling light and power points. Door to:

Kitchen having a southerly aspect with window and external door to the rear garden; spacious layout having a range of fitted base, drawer and wall units in cream, inset single-bowl sink with drainer, set within wooden work surface,





Rangemaster cooker with double oven and multiple gas burners, accompanied by matching black extractor hood, space and plumbing for washing machine and dishwasher. Feature wall with matching glass splashback behind cooker, LED downlights to ceiling and power points.

First Floor

Landing with carpeted floor, decorative hanging ceiling light. Access to three bedrooms and en-suite bathroom off master bedroom.

Master Bedroom with southerly outlook, carpeted floor, radiator and power points. Door to:

En-suite Shower Room comprising; walk-in semi-circular glass shower enclosure with wall-mounted shower, wash hand basin and WC set to vanity unit with drawers and cabinet storage. Fully tiled floor and walls, storage recess with exposed block wall finish, heated towel rail and decorative ceiling light.

Bedroom 2 with a northerly outlook over the frontage; carpeted flooring, radiator, decorative ceiling light and power points.

Bedroom 3 with a northerly outlook; carpeted floor, ceiling light, radiator and power points.

OUTSIDE

There is an area of garden to the frontage with driveway and **Single Garage** with up and over door, a pedestrian gateway opens to a pathway through to the rear.

The rear south facing garden is of generous proportions, predominantly laid to lawn with mature shrubs inset and paved patio area accessed from the French doors to the living room. The garden is well enclosed with timber fencing.

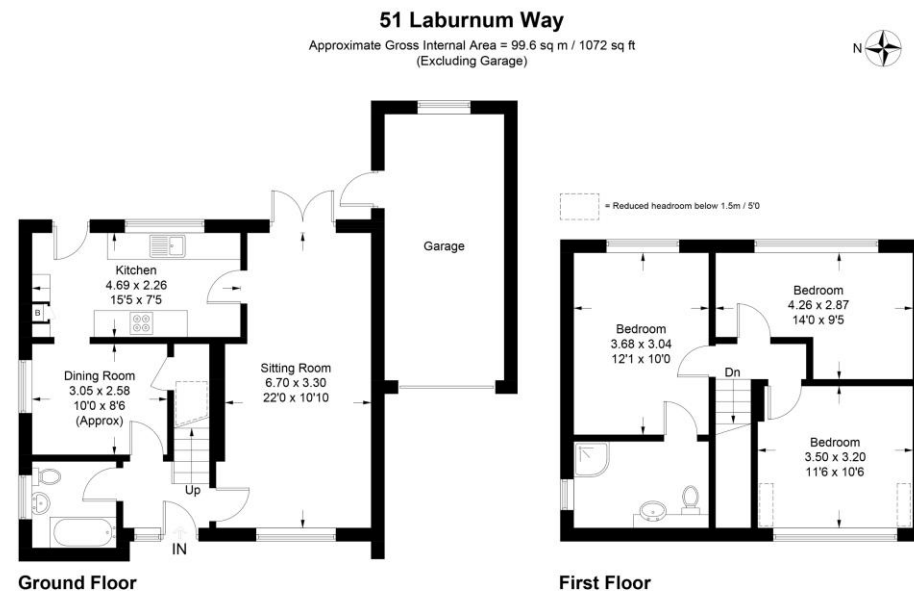
West Lindsey District Council – Tax band: C

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
43 Silver Street, Lincoln. LN2 1EH.
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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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