



Rudgard Avenue, Cherry
Willingham



£325,000

- Extended Detached House
- Four Bedrooms
- En Suite Bathroom To Master
- Conservatory
- UPVC DG & GCH
- Integral Garage & Gardens
- Close to Local Amenities
- EPC rating C



Situated in this popular residential area and within walking distance of local school, shops and doctors surgery this extended detached house offers four bedroom accommodation with a spacious master bedroom and en suite bathroom, conservatory and utility. The property has further accommodation of entrance hall, lounge, kitchen diner, downstairs cloakroom, landing and family bathroom. Outside there are gardens to the front and rear.

Entrance Porch

The property is entered via a partly glazed door into the entrance porch with wooden door leading to hallway.

Hallway

With stairs to the first floor landing.

Lounge 14'1" x 10'1" (4.3m x 3.1m)

With window to the front elevation, radiator and fireplace.

Kitchen Diner 21'2" x 10'0" (6.5m x 3m)

With two windows to the rear elevation, radiator, tiled flooring, range of base and eye level units with worktop and sink, integrated dishwasher, built in oven, hob with extractor, understairs cupboard and kitchen island unit.



Rear Lobby

With access to the garage and utility.

Utility 7'1" x 11'10" (2.2m x 3.6m)

With window to the side elevation, base units with plumbing for washing machine, door to side elevation, access to conservatory and downstairs cloakroom.

Cloakroom

With window to the side elevation, hand basin and low level wc.

Conservatory 14'1" x 12'1" (4.3m x 3.7m)

Brick based with french doors to the garden and wall mounted electric heater.

First Floor Landing

With stairs taken from the hallway.

Bedroom 1 8'11" x 18'11" (2.7m x 5.8m)

With window to the front elevation and radiator.

En Suite Bathroom 8'11" x 7'10" (2.7m x 2.4m)

With window to the rear elevation, heated towel rail, panelled bath with shower, vanity unit with washbasin and low level wc.

Bedroom 2 14'0" x 13'11" (4.3m x 4.2m)

With window to the front elevation and radiator.

Bedroom 3 14'0" x 9'8" (4.3m x 3m)

With window to the rear elevation and radiator.

Bedroom 4 9'1" x 7'5" (2.8m x 2.3m)

With window to the front elevation and radiator.

Bathroom 8'8" x 5'7" (2.7m x 1.7m)

With window to the rear elevation, radiator, panelled bath with shower, vanity unit with wash basin and low level wc.

Outside to the front

To the front of the property is a low maintenance garden with driveway leading to the integral garage.

Garage

With up and over door and internal door to rear lobby.

Rear Garden

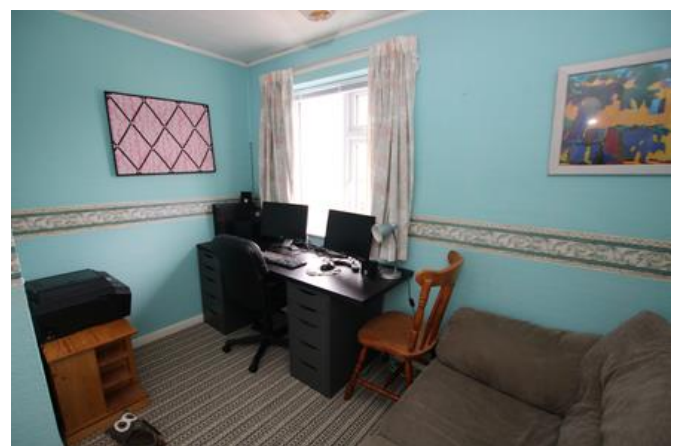
Mainly laid to lawn and enclosed by wooden fencing.

Tenure

Freehold

Agents Note

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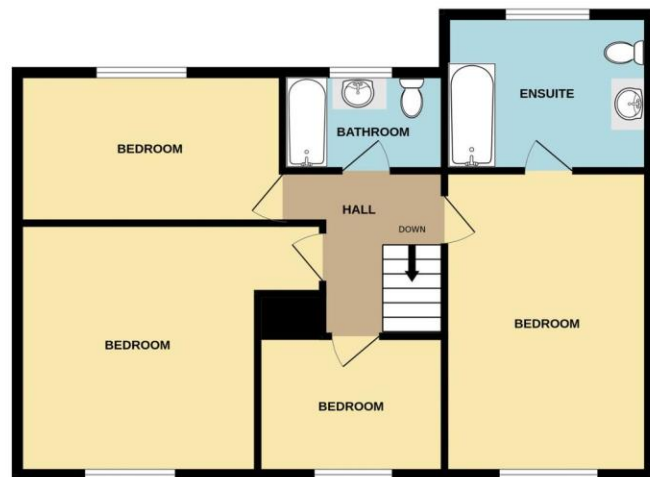




GROUND FLOOR
986 sq.ft. (91.6 sq.m.) approx.



1ST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



RUDGARD AVENUE, CHERRY WILLINGHAM, LINCOLN, LN3 4JG

TOTAL FLOOR AREA : 1722 sq.ft. (160.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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