



Kingfisher Close , Cherry
Willingham



Offers over £180,000

- Semi-Detached House
- Two Bedrooms
- Enclosed Rear Garden
- Popular Location
- Kitchen Diner
- Downstairs WC
- Freehold
- EPC rating B



Well presented two bedroom semi-detached house, located in the popular village of Cherry Willingham. Within walking distance of the local shops, and schools.

The property offers internally lounge, kitchen diner and WC to the ground floor. To the first floor there are two bedrooms and bathroom. Outside the property offers off street parking to the front and an enclosed garden with patio area to the rear.

Lounge 4.23m x 4.42m (13'11" x 14'6")

External door and window to front aspect, stairs to first floor and radiator.

Kitchen Diner 13'10" x 18'12" (4.2m x 5.8m)

Windows and external door to rear aspect and fitted with a range of wall and base units with worktops over, electric oven, four ring gas hob, space for fridge freezer and space and plumbing for washing machine and radiator.

WC

Fitted with low level WC, wash hand basin and radiator.



Landing

Access to loft

Bedroom One 3.85m x 3.47m (12'7" x 11'5")

Window to front aspect and radiator.

Bedroom Two 2.92m x 2.54m (9'7" x 8'4")

Window to rear aspect and radiator.

Bathroom 1.73m x 1.88m (5'8" x 6'2")

Window to rear aspect and fitted with panel bath with shower over, low level WC, wash hand basin and radiator.

Outside Front

Small lawned garden and driveway

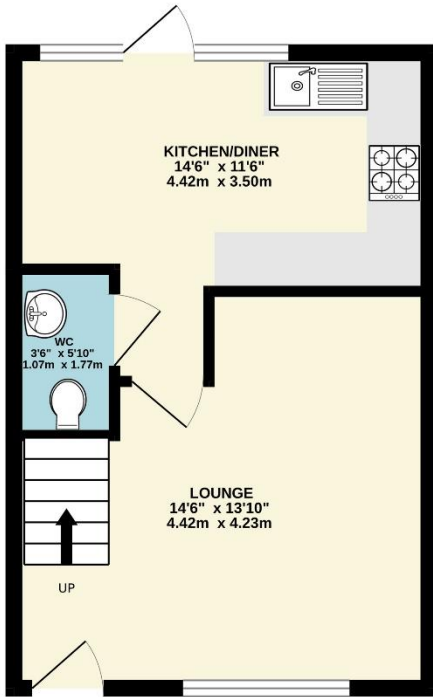
Outside Rear

Enclosed lawned garden with patio area.

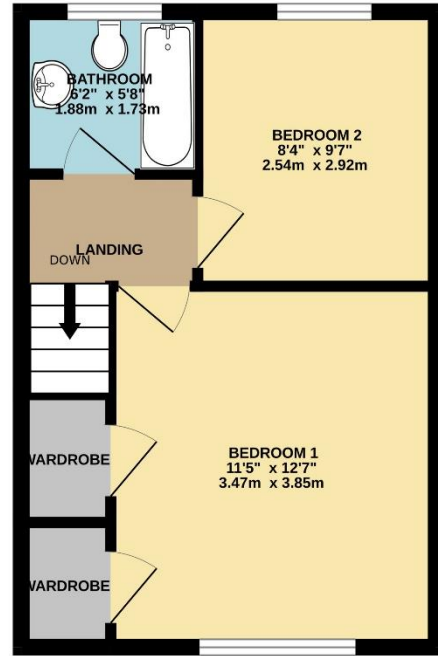
Agent Note

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GROUND FLOOR
322 sq.ft. (30.0 sq.m.) approx.



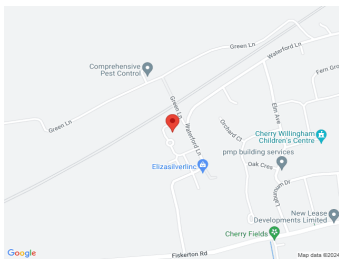
1ST FLOOR
322 sq.ft. (30.0 sq.m.) approx.



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TOTAL FLOOR AREA : 645 sq.ft. (59.9 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		97 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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