



- Four Bedrooms
- Very Close To Shops & Doctors Surgery
- 24'3" Lounge
- Spacious Open Plan Kitchen & Dining Room
- Bathroom & Additional Separate WC
- uPVC Conservatory
- Well Stocked Rear Garden
- New Roof, Kitchen & Wardrobes

Dale Avenue, Cherry Willingham, LN3 4JJ
£275,000



Cherry Willingham is a popular, well-established village situated approximately four miles east of Lincoln. The village offers a good range of local amenities, including a convenience store, shops, a pharmacy, a café, takeaways, two public houses, and a doctors' surgery. There are well-regarded schools within the village, along with recreational facilities, playing fields, and a variety of community clubs and activities. Regular bus services provide convenient links to Lincoln for a wider range of shopping, leisure, and professional facilities. Surrounded by attractive Lincolnshire countryside, Cherry Willingham combines village living with easy access to the city, making it ideal for families, professionals, and those seeking a quieter pace of life. Ideally located less than a minute's walk from the local shopping parade, the property accommodation comprises: First Floor: 4 bedrooms and a WC. The main two bedrooms feature newly fitted wardrobes. Ground Floor: A 24'3 lounge with French doors leading into a conservatory, a spacious open-plan kitchen and dining area, and a main bathroom. Recent Improvements: The property has recently been updated with a brand-new roof and a new kitchen. Council tax band: C. Freehold.



uPVC enclosed entrance porch with door leading to:

Entrance Hallway

Having stairs rising to the first floor and doors to the lounge, dining room, and bathroom.

Downstairs Bathroom

6' 4" x 5' 7" (1.93m x 1.70m)

Three-piece suite comprising a panelled bath, a wash basin, a low-level flush WC, a radiator, and a uPVC window.

Lounge

24' 3" x 11' 4" max (9'5" min) (7.39m x 3.45m)

Feature fireplace, recess for TV or a media centre, a uPVC window to the front aspect, a radiator, and French doors leading into:

uPVC Conservatory

12' 0" x 9' 6" (3.65m x 2.89m)

Brick-built base, uPVC windows and French doors leading to the rear garden.

Open Plan Kitchen & Dining Room

Kitchen Area

15' 0" x 10' 0" (4.57m x 3.05m)

Having a range of fitted wall and base units, rolled edge worktop surface incorporating cupboards and drawers, four-ring gas hob, built-in electric oven, plumbing for a washing machine and dishwasher, stainless steel sink with single drainer unit, space for fridge freezer, a uPVC window and uPVC door leading to the rear garden.

Dining Area

10' 0" x 7' 9" (3.05m x 2.36m)

Having an understairs storage cupboard, a single radiator and a uPVC window to the side aspect.

Bedroom 1

15' 9" max x 10' 0" (4.80m x 3.05m)

Having a range of newly fitted wardrobes with sliding doors, a single radiator, and a uPVC window.

Bedroom 2

14' 1" x 11' 5" (4.29m x 3.48m)

Having fitted wardrobes with sliding doors, a uPVC window, and a radiator.

Bedroom 3

9' 0" x 6' 8" (2.74m x 2.03m)

Having a radiator and a uPVC window.

Bedroom 4

9' 6" x 5' 5" (2.89m x 1.65m)

Having a single radiator, a uPVC window, and a built-in cupboard.

Two-Piece WC

4' 3" x 2' 8" (1.29m x 0.81m)

Having a low-level flush WC, a wash hand basin, and a uPVC window.

Outside Front

Mainly laid to lawn, pathway leading up to entrance porch and driveway leading to garage.

Garage

Having an up-and-over door.

Outside Rear

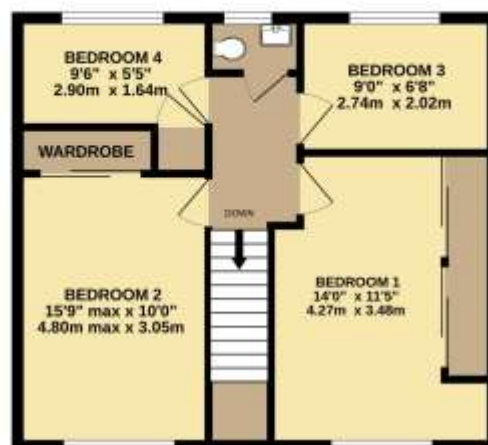
Well-stocked rear garden with a variety of flowers, plants, and shrubs, a lawned area, and a paved patio area to the rear of the garden. Separate fenced-off vegetable garden.





GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.

1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1349 sq.ft. (125.3 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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