



- Detached Bungalow
- Three Bedrooms & Two Shower Rooms
- Immaculate Condition Throughout
- No Onward Chain
- Living Room, Dining Room & Conservatory
- Low Maintenance Garden
- Resin Driveway & Garage With Electric Door
- uPVC Triple Glazing Throughout

Lady Meers Road, Cherry Willingham, LN3 4BW
£310,000



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE



Offered for sale with no onward chain is this detached bungalow situated in Lady Meers Road in the popular village of Cherry Willingham. Situated a short 15-minute drive from Lincoln city centre. The home has uPVC triple-glazing and also comes with gas central heating with a regularly serviced gas central heating boiler. Accommodation briefly comprises a bay-fronted living room, access to a dining room, and a conservatory overlooking the rear garden. Three generous bedrooms with the master having its own en-suite shower room. Bedroom two measuring 11'4" x 10'5" and bedroom three measuring 7'9" x 9'1" can be used as a study or an additional reception room. Completing the home is a well-equipped kitchen with space and plumbing for kitchen and laundry appliances. With some appliances available for purchase, subject to further negotiation. Shower room measuring 6'5" x 6'3". To the rear of the property is a low-maintenance garden with a patio seating area and a timber-built garden shed, which enjoys the sun throughout the day, whilst also giving access to a large resin driveway with parking for multiple vehicles. A single garage measuring 17'0" x 8'6" with an electric roller shutter door. The village of Cherry Willingham is well-regarded due to its excellent array of local amenities, which include independent retail stores, an off-licence, schooling at secondary and primary levels, a doctor's surgery, and a regular bus service to and from Lincoln city centre. For further details and viewing requests, please contact Starkey&Brown. Council tax band: D. Freehold.



Entrance Hall

A uPVC front door entrance to the front aspect, a radiator, access to living accommodation, an airing cupboard with hot water cylinder, loft access - insulated, a pull-down ladder with minimal boarding.

Living Room

14' 6" x 11' 9" (4.42m x 3.58m)

A uPVC triple-glazed bay window to the front aspect, a radiator, a coved ceiling, a feature electric fireplace with existing gas point chimney. Opening to:

Dining Room

10' 4" x 9' 5" (3.15m x 2.87m)

A coved ceiling, a radiator, and a serving hatch from the kitchen. Access to:

Conservatory

7' 5" x 9' 0" (2.26m x 2.74m)

Brick base with uPVC surround, power points and electric meter.

Kitchen

11' 11" x 10' 9" (3.63m x 3.27m)

A range of eye and base level units with counter worktops, space and plumbing for kitchen and laundry appliances, a uPVC triple-glazed window to the rear aspect and an external door to the rear aspect, tiled flooring and serving hatch into the dining room.

Bedroom 1

10' 9" x 12' 5" (3.27m x 3.78m)

Having a uPVC triple-glazed window to the rear aspect, a coved ceiling, and a radiator. Access to:

En-Suite Shower Room

5' 3" x 3' 10" min (1.60m x 1.17m)

Low-level WC, pedestal hand wash basin unit, a heated towel rail, shower cubicle, a uPVC double-glazed obscured window to the side aspect, and an extractor unit.

Bedroom 2

11' 4" x 10' 5" (3.45m x 3.17m)

Having a uPVC triple-glazed window to the front aspect, a radiator, and a coved ceiling.

Bedroom 3

9' 1" x 7' 9" (2.77m x 2.36m)

Having a uPVC triple-glazed window to the front aspect, a coved ceiling and a radiator.

Bathroom

6' 5" x 6' 3" (1.95m x 1.90m)

A uPVC double-glazed obscured window to the side aspect, pedestal wash hand basin, low-level WC, vinyl flooring, a walk-in shower with electric shower, a heated towel rail, tiled surround and extractor unit.

Garage

17' 0" x 8' 6" (5.18m x 2.59m)

Electric roller shutter, power and lighting.

Outside Rear

Enclosed with fenced perimeters, gravelled with a patio seating area, timber built-garden shed, external water and power source.

Outside Front

Lawned garden with large resin driveway parking with access to the garage.





GROUND FLOOR
1149 sq.ft. (106.7 sq.m.) approx.



TOTAL FLOOR AREA: 1149 sq.ft. (106.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other details 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.
 Made with Blueprints 02020

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:
 All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
 T: 01522 845845
 E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



STARKEY
 & BROWN
 YOUR LOCAL PROPERTY PEOPLE