

- Detached Family Home
- Open Plan Kitchen/Living
- Well-Presented Throughout
- Private Rear Garden
- Four Double Bedrooms
- Separate Living Area
- Countryside Views To Rear
- Popular Village Location

Midholm, Cherry Willingham, LN3 4DA
Guide Price £400,000 - £425,000





Starkey&Brown is delighted to offer for sale this well-presented four double-bedroom detached family home. Positioned within the cul-de-sac on Midholm in the popular village of Cherry Willingham. The property offers spacious and thoughtfully designed living throughout. Accommodation briefly comprises a welcoming entrance hall, a downstairs WC, a bay-fronted living room featuring a log-burner, and a separate dining room with French doors leading to the rear garden. The heart of the home is the extended kitchen, dining, and family room. Versatile space fitted with a range of integrated appliances. Offering ample space for entertaining and relaxing. Internal inspection highly recommended. Rising to the first floor are four double bedrooms with the master bedroom benefitting from built-in wardrobes and an en-suite shower room, and a further family bathroom. Further benefits of the property include gas central heating and uPVC double-glazing throughout. Externally, the property has a private rear garden with countryside views and is laid to lawn with a patio seating area. To the front of the property, there is ample off-street parking and a single garage. The village of Cherry Willingham offers local amenities including schooling, shops, takeaways, a doctor's surgery, countryside walks, and a regular bus service to Lincoln city centre. Council tax band: D. Freehold.



uPVC composite door leading to:

Entrance Hall

Porcelain tiled flooring, a staircase rising to the first floor, a radiator, and built-in storage cupboards.

Living Room

14' 8" x 13' 11" (4.47m x 4.24m)

Bay fronted uPVC window to the front aspect, carpeted, a coved ceiling, a radiator, and a log burner. Open access leading to:

Dining Room

10' 4" x 9' 9" (3.15m x 2.97m)

Porcelain tiled flooring, a uPVC French door leading to the rear, a radiator, and a coved ceiling.

Open Plan Kitchen/Dining Room/ Family Room

Kitchen Area

Upgraded kitchen. Integrated appliances including a 4-ring induction hob with overhead extractor fan, an electric oven, a dual oven/microwave, an integrated dishwasher, an integrated fridge freezer, an integrated wine cooler, integrated bin storage, a range of wall and base units with countertops, composite sink with mixer tap, space and plumbing for a washing machine/tumble dryer, a radiator, tiled splashback, dual uPVC window to the rear, LED lighting, island with further storage, worktops with downlights, porcelain tiled flooring, a cupboard housing boiler - serviced with warranty, an understairs storage cupboard and a uPVC composite door leading to the side aspect.

Dining Room/Family Room

A uPVC double-glazed window to the front aspect, porcelain tiled flooring, a coved ceiling, and a radiator.

Downstairs WC

Low-level WC, a wash hand basin with storage beneath, porcelain tiled flooring, a frosted double-glazed window to the front aspect, partially tiled walls, an extractor fan, and LED lighting.

First Floor Landing

Loft access, carpeted, and access to the airing cupboard.

Bedroom 1

14' 2" x 12' 7" (4.31m x 3.83m)

Having a uPVC double-glazed window to the front aspect, carpeted, a coved ceiling, a radiator, and a built-in three-door wardrobe. Access to:

En-Suite

Three-piece suite comprising a low-level WC, a wash hand basin, a walk-in shower cubicle, a frosted double-glazed window to the front aspect, partly tiled walls, an extractor fan, a chrome radiator towel rail, and laminate flooring.

Bedroom 2

11' 7" x 14' 9" (3.53m x 4.49m)

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

Bedroom 3

9' 8" x 11' 7" (2.94m x 3.53m)

Having a uPVC double-glazed window to the rear aspect, carpeted, a coved ceiling, and a radiator.

Bedroom 4

11' 7" x 9' 5" (3.53m x 2.87m)

Having a uPVC double-glazed window to the rear aspect, carpeted, a coved ceiling, and a radiator.

Family Bathroom

7' 9" x 7' 0" (2.36m x 2.13m)

Three-piece suite comprising a low-level WC, a wash hand basin, a panelled bath with an overhead shower, a frosted double-glazed window to the rear aspect, tiled walls and flooring, an extractor fan, and a radiator.

Outside Front

Lawned area and a tarmac drive with parking for multiple cars, exterior lighting, and a hedged border. Access to:

Garage

8' 2" x 14' 10" (2.49m x 4.52m)

Having an up-and-over door, power, and lighting.

Outside Rear

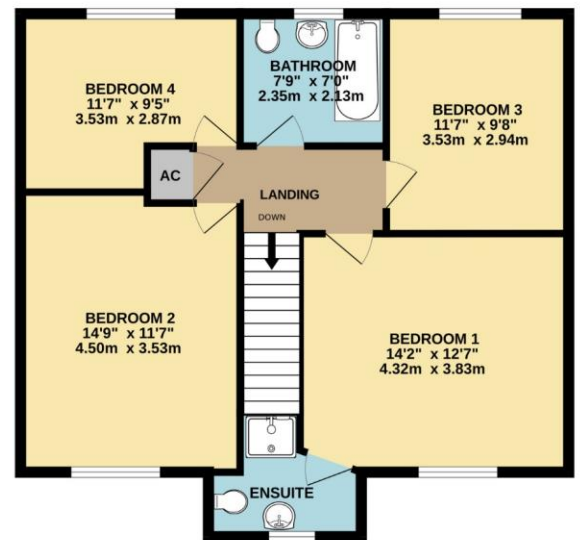
Countryside views, mostly laid to lawn with a patio seating area. Fully fenced surround, side access leading to the front of the property.





GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.

1ST FLOOR
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 1583 sq.ft. (147.1 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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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.

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