



- Energy Efficient Home
- Open Plan Living
- Immaculately Presented Throughout
- Close To Local Amenities
- Four Generous Bedrooms
- En-Suite To Master
- Private Rear Garden
- Driveway Parking

Waterford Lane, Cherry Willingham, LN3 4AL  
£350,000



Starkey&Brown is delighted to present this immaculately presented four-bedroom detached family home positioned on Waterford Lane within the sought-after village of Cherry Willingham. The property was built in 2021 and is a highly energy-efficient home offering contemporary, well designed finish and standards throughout. Accommodation briefly comprises a welcoming entrance hall, a separate sitting room, an impressive open plan kitchen, a living and dining area forming the heart of the home, this space also benefits from a log-burner and provides an ideal seating for both family living and entertaining. The ground floor also has a convenient WC and a separate utility room, and underfloor heating. Rising to the first floor, there are four bedrooms, with the master bedroom benefitting from an en-suite shower room, along with a modern family bathroom. Externally, there is off-street parking for two vehicles and a private enclosed non-overlooked garden to the rear, offering a pleasant outdoor space for relaxing and entertaining. The village of Cherry Willingham is well regarded due to its close proximity to Lincoln city centre and offers a range of local amenities, these include schooling at primary and secondary levels, shops, takeaways, a doctor's surgery, nearby green spaces, countryside walks, and a regular bus service. Council tax band: E. Freehold.



## Composite door leading into:

### Entrance Hall

Triple glazed window to the side aspect, carpeted staircase, low-energy LEDs, and underfloor heating. Access to:

### Open Plan Kitchen, Dining Lounge

22' 4" x 19' 4" (6.80m x 5.89m)

### Kitchen Area

A range of base and wall units with countertops, integrated appliances including a fridge freezer, a dishwasher, a wine cooler, breakfast island with additional units, a composite sink with a mixer tap, a 4-ring induction hob with overhead extractor fan, an integrated electric oven and an integrated microwave, laminate flooring, triple glazed window to the front aspect, low-energy LEDs and underfloor heating.

### Dining Lounge Area

Triple-glazed window to the side aspect, a sliding glass door to the rear aspect, laminate flooring, a multi-fuel log burner - takes wood and coal, underfloor heating, and low energy LED's.

### Sitting Room

13' 9" x 10' 8" (4.19m x 3.25m)

Having triple-glazed window to the side aspect, French doors leading to the rear, carpeted, underfloor heating and low energy LED's.

### Utility Room

8' 0" x 6' 4" (2.44m x 1.93m)

Composite door leading to the rear, stainless steel sink with mixer tap, boiler - serviced annually, further countertops, underfloor heating, and laminate flooring.

### WC

Triple-glazed window to the side, a low-level WC, a wash hand basin with understorage, low energy LED's, and underfloor heating.

### First Floor Landing

Triple-glazed window to the front of the property, carpeted and loft access - ladder, humidifier, and an aerial.

### Bedroom 1

11' 10" x 11' 9" (3.60m x 3.58m)

Triple-glazed window to the front aspect, carpeted, and a radiator.

Access to:

### En-Suite

6' 0" x 6' 7" (1.83m x 2.01m)

Triple-glazed frosted window to the rear, three-piece suite comprising a low-level WC, walk-in corner shower cubicle with rainfall shower and handheld shower head, a wash hand basin with under storage, low energy LED's, an extractor fan, tiled walls, tiled floor, and a chrome towel rail.

### Bedroom 2

11' 10" x 9' 7" (3.60m x 2.92m)

Triple-glazed window to the front aspect, carpeted, and a radiator.

### Bedroom 3

13' 2" x 7' 0" (4.01m x 2.13m)

Triple-glazed window to the rear, carpeted, and a radiator.

### Bedroom 4

12' 5" x 7' 0" (3.78m x 2.13m)

Triple-glazed window to the rear, carpeted, and a radiator.

### Bathroom

8' 3" x 5' 7" (2.51m x 1.70m)

Triple-glazed frosted window to the front aspect, three-piece suite comprising a low-level WC, panelled bath with overhead shower, a wash hand basin with under storage, mostly laid walls, tiled floor, a chrome towel rail, low energy LED's, and an extractor fan.

### Outside Rear

Private enclosed non-overlooked garden with a fully fenced surround, a variety of shrubs and hedges. Exterior lighting, a timber-framed shed to remain, and an outside water source. Access to the side of the property.

### Side

Parking for two vehicles.

### Outside Front

Small lawned area with a variety of shrubs and hedges.

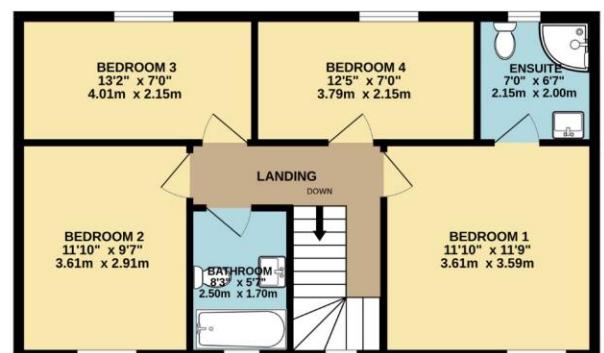




GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 1352 sq.ft. (125.7 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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