



- Well-Presented Detached Bungalow
- Bay Fronted Lounge
- Being Sold With No Onward Chain
- Prime Village Location
- Three Bedrooms & Two Shower Rooms
- Kitchen & Dining Room
- Driveway & Detached Garage
- Private Enclosed Rear Garden

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





Starkey&Brown are delighted to offer for sale this well maintained three bedroom detached bungalow, ideally positioned on Lady Meers Road in the popular village of Cherry Willingham. Offered to the market with the added benefit of no onward chain, this spacious bungalow has been lovingly maintained by the previous owner and offers comfortable, single-storey living in a highly regarded village location. The accommodation briefly comprises a welcoming entrance hall leading into a bright bay-fronted living room, with open access through to the dining room, creating a pleasant and sociable living space. The fitted kitchen provides a good range of worktop and storage space. There are three well-proportioned bedrooms, with the master bedroom benefiting from its own en-suite shower room, alongside a separate family bathroom. Further benefits include uPVC double glazing and a gas central heating boiler with a full service history. Externally, the property benefits from a long driveway extending to the side, providing ample off-street parking and leading to the single garage. To the rear is a private enclosed garden, predominantly laid to lawn and offering a pleasant, low-maintenance outdoor space. The front garden is also designed for easy upkeep. Lady Meers Road is situated within the popular village of Cherry Willingham, offering a fantastic village lifestyle with a range of amenities close at hand. The village provides a local shop, primary schooling, doctor's surgery, pharmacy, and regular bus services, while the surrounding countryside offers plenty of attractive walks. Lincoln city centre is also within easy reach, providing a much wider range of shopping, leisure and entertainment facilities. Council tax band: D. Freehold.



uPVC composite door to:

Entrance Hall

Carpeted, a radiator, loft access partially boarded, a light, aerial, header tank, and a ladder. Airing cupboard housing the immersion heater. Access to:

Living Room

16' 5" x 12' 1" (5.00m x 3.68m)

Having a uPVC double-glazed bay window to the front aspect, carpeted, a gas fireplace, and coving. Open access to:

Dining Room

10' 6" x 10' 4" (3.20m x 3.15m)

Having a sliding uPVC door to the rear, carpeted, and a radiator.

Kitchen

11' 1" x 10' 9" (3.38m x 3.27m)

Having a range of matching wall and base units with countertops, a ceramic sink with mixer tap, space for a fridge freezer, space and plumbing for a washing machine, space for a freestanding oven, tiled splashback, vinyl flooring, a radiator, a uPVC door to the rear garden and a wall-mounted boiler (fitted 2019 and with full service history).

Bedroom 1

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

Having a uPVC double-glazed window to the rear, carpeted, a radiator, and fitted wardrobes. Access to:

En-Suite

6' 4" x 5' 4" (1.93m x 1.62m)

Three-piece suite comprising walk-in shower cubicle, low-level WC, wash hand basin, vinyl flooring, frosted double-glazed window to the side aspect, partially tiled walls and a radiator.

Bedroom 2

11' 3" x 10' 8" (3.43m x 3.25m)

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

Bedroom 3

9' 1" x 7' 6" (2.77m x 2.28m)

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

Bathroom

6' 6" x 6' 4" (1.98m x 1.93m)

Three-piece suite comprising low-level WC, wash hand basin, panelled bath with overhead shower, frosted double-glazed window to the side aspect, tiled walls, vinyl flooring and a chrome radiator towel rail.

Outside Front

Low-maintenance stone garden with shrub borders, stone driveway extending to the side of the property with access to the garage.

Garage

21' 2" x 8' 7" (6.45m x 2.61m)

Having an up-and-over door, personnel door to the rear garden, frosted window to the rear aspect, full power and electricity.

Outside Rear

Being mostly laid to lawn with a patio seating area, fully fenced surround, side gate, and a variety of mature shrubs and hedges, and an outside tap.





GROUND FLOOR
1124 sq.ft. (104.5 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.5 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 parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for descriptive purposes only and should be used as such by any prospective purchaser. The colours, symbols and diagrams shown here are not intended to be used as a guide to the actual appearance of the property and no guarantee is given in this regard. It is the responsibility of the purchaser to verify the accuracy of the floorplan. Made with Hingeplan software.

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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.

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