



Croft Lane, Cherry Willingham



£575,000

- Four Double Bedrooms And One Bed Annex
- Driveway For Multiple Cars
- Family Bathroom And Two En Suites
- Secondary School within Walking Distance
- Local Amenities
- Low Maintenance Garden
- Freehold
- EPC rating C



For sale with No Onward Chain this Four Bedroom Detached House with an additional One Bedroom Annex is located in the popular village of Cherry Willingham. This is the perfect family home with both primary and secondary schools in the area, local amenities and easy access to Lincoln City Centre.

This property boasts accommodation comprising of Entrance Hall, Lounge, Kitchen Diner, Downstairs WC, Study, Playroom and Utility Room. Upstairs there are Four Double Bedrooms, with En Suite and Dressing Room to the master and an additional En Suite to Bedroom Two and a further Family Bathroom.

The property further benefits from EV charging point, underfloor heating to the ground floor and an air source heat pump.

Entrance Hall

With door to the front aspect of the property, storage cupboard and stairs leading to the first floor.

Downstairs WC

With window to the side aspect of the property, low level wc and pedestal sink.





Playroom

10'6" x 6'2" (3.2m x 1.9m)

With window to the front aspect of the property and storage cupboard.

Lounge

16'3" x 12'10" (5m x 3.9m)

With window to the front aspect of the property and log burner.

Kitchen Diner

27'11" x 13'1" (8.5m x 4m)

With windows to the rear aspect of the property, bifold doors to the garden, log burner, U shaped kitchen with quartz worktop and base and eye level units, with built in sink, fridge, freezer, dishwasher, double oven, induction hob and extractor fan.

Utility Room

10'6" x 5'1" (3.2m x 1.5m)

With door to the side aspect of the property, base units, wooden worktop, sink with drainer and space for washing machine and dryer.

Study

7'3" x 6'7" (2.2m x 2m)

With window to the side aspect of the property located just off the kitchen.

Bedroom One

13'1" x 11'6" (4m x 3.5m)

With window to the front aspect of the property, built in storage cupboard, separate dressing room, en suite and radiator.

En Suite

With window to the side aspect of the property, pedestal sink, toilet and shower.

Bedroom Two

13'1" x 11'6" (4m x 3.5m)

With window to the rear aspect and radiator.

En Suite

With window to the side aspect of the property, shower, low level wc, pedestal sink and radiator.

Bedroom Three

12'10" x 9'10" (3.9m x 3m)

With window to the front aspect of the property, built in storage and radiator.

Bedroom Four

12'10" x 9'10" (3.9m x 3m)

With window to the rear aspect of the property, built in storage and radiator.

Family Bathroom

With window to the side aspect, separate bath, separate shower, basin sink and radiator.

Annex

Located next to the property with kitchen lounge area, bedroom and bathroom with shower low level wc and pedestal sink.

Outside Front

With gravelled driveway providing parking for multiple cars and EV charging point.

Outside Rear

Low maintenance garden with patio area, lawned grass area and summer house.

Agents Note

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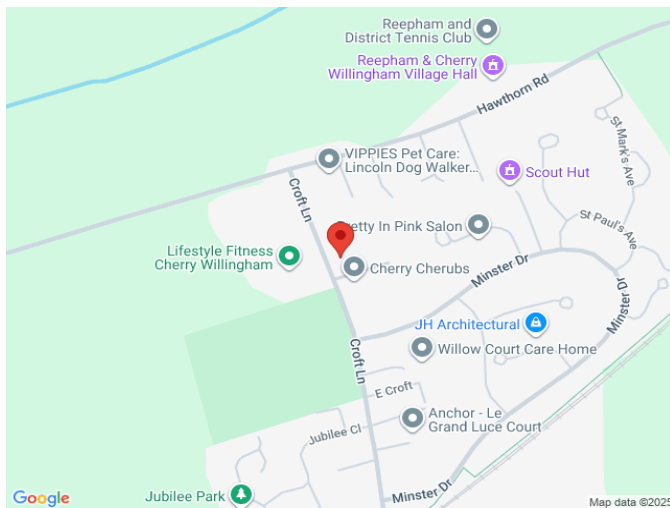




Floorplan



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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 80 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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