



30 Elm Avenue  
Cherry Willingham, Lincoln

BROWN & CO



# 30 Elm Avenue, Cherry Willingham, Lincoln, LN3 4BB

Located in the popular and well-served village of Cherry Willingham, this spacious detached two-bedroom bungalow is offered to the market with no onward chain, making it an ideal opportunity for those seeking a smooth and uncomplicated purchase.

The accommodation comprises an entrance hall, a generous living room, and a well-proportioned kitchen/dining room, providing excellent space for everyday living and entertaining. There are two comfortable bedrooms and a family bathroom, completing the internal layout.

Externally, the property benefits from low-maintenance gardens to both the front and rear, along with a driveway and garage, offering secure parking and additional storage.

This is a fantastic opportunity to acquire a bungalow in a sought-after village with a wealth of local amenities, transport links, and a friendly community feel.



## ACCOMMODATION

Entrance Hall  
Front entrance door, loft access, radiator.

### Bedroom One

Double glazed window to rear, fitted bedroom furniture, radiator.

### Bedroom Two

Double glazed window to front, fitted bedroom furniture, radiator.

### Bathroom

Double glazed window to rear, WC, vanity wash basin, bath with wall mounted shower unit over, radiator.

### Living Room

Double glazed window to front, fitted shelving and storage unit, electric fire, radiator.

### Kitchen / Dining Room

Stainless steel drainer sink, worktops, base and eye level storage units, integrated oven and gas hob with extractor over, space for appliances, two radiators, double glazed windows to side and rear, door leading to garden, airing cupboard and pantry.

## Outside

To the front is a low maintenance garden and driveway which leads to a single garage. To the rear is a paved patio area with fenced and walled perimeter.

## TENURE & POSSESSION

Freehold and for sale by private treaty.

## COUNCIL TAX

Band B

## MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

## BROADBAND

We understand from the Ofcom website that standard and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps

## BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

## VIEWING PROCEDURE

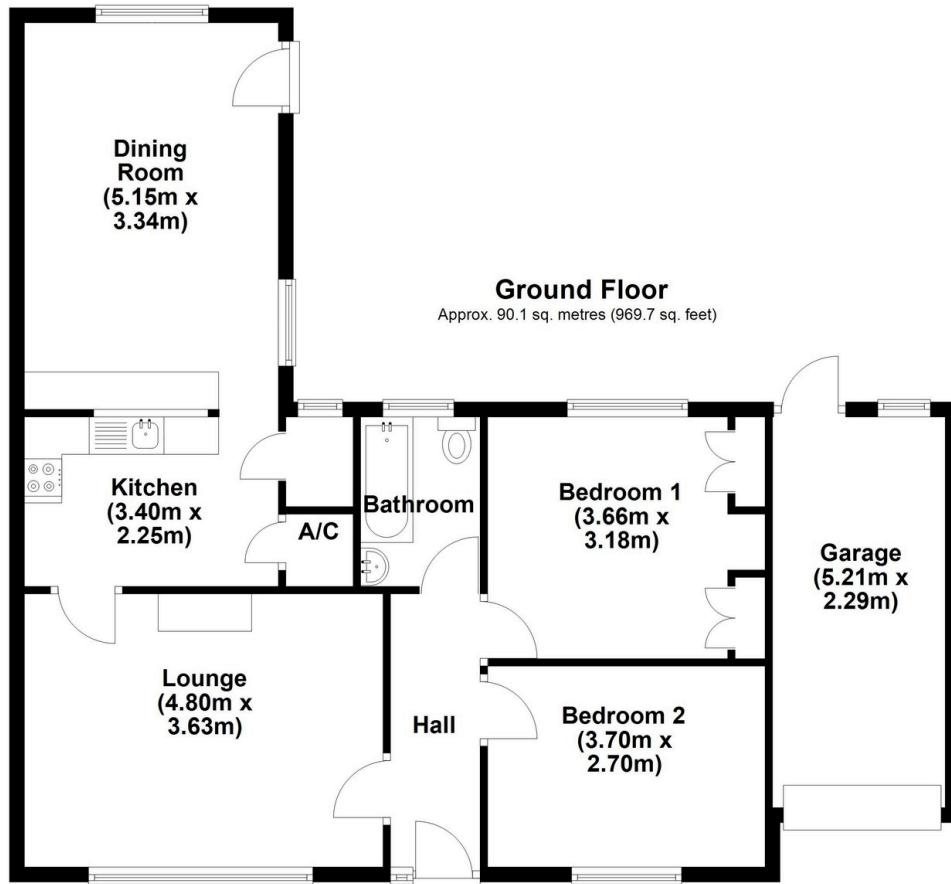
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

## AGENT

James Drabble  
01522 504304  
lincolnresidential@brown-co.com







**Total area:** approx. 90.1 sq. metres (969.7 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

## Energy performance certificate (EPC)

30 Elm Avenue Cherry Willingham LINCOLN LN3 4BB	Energy rating <b>E</b>	Valid until: 22 January 2036
		Certificate number: 2079-3058-1209-8146-3200

Property type  
Detached bungalow

Total floor area  
77 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

