



**50A Church Lane**  
Cherry Willingham, Lincoln. LN3 4AD

**BELL**



## 50A Church Lane Cherry Willingham

This quality bespoke architect designed residence of some considerable appeal, offering a surprisingly expansive range of four-bedroom family accommodation (GIFA 2,120 ft<sup>2</sup> / 197 m<sup>2</sup>) which is very discreetly located within private sheltered grounds of 0.28 of an acre (sts) on the southern country fringe of the ever popular east Lincoln village of Cherry Willingham.

This marvellous dormer bungalow was built of beam and block construction in 2005. There is appealing Oak and Elm wood finishing in many areas of the accommodation. There are Solar voltaic panels to the an appropriate roof elevation with a prevailing beneficial feed in tariff payment. The ground floor has underfloor heating to include 6 circuits with individual thermostats.

### ACCOMMODATION

**Large Entrance Hallway** of excellent proportions, with a solid wooden door with coloured light styled double glazed panelled front entrance door, an attractive oak staircase up to first floor, coving and tiled floor, American oak panelled door through to adjoining Central Hallway and Office and archway through to:

**Large Cloaks Lobby** with fitted shelving and hanging space, coving, and tiled floor. American oak panelled door through to:

**Cloakroom** with a northerly outlook over the driveway and front grounds; pedestal wash hand basin, low level WC, tiling to all walls to at least dado rail height, tiled floor and coving.

**Downstairs Bedroom / Home Office** of excellent proportions with the adjoining cloaks lobby and cloakroom offering scope for the creation of en-suite shower room facilities. There is a very pleasant easterly view out over the front grounds and the driveway, attractive elm flooring and coving.



**Central Hallway** with tiled floor and coving. American oak glazed panelled double doors through to the living room and accompanying similar panelled doors to the dining kitchen and:

**Dining Room** of excellent proportions, having a northerly outlook over the grounds; coving, tiled floor and wall light fittings.

**Substantial Living Room** a delightful reception space with a westerly view out over the main rear gardens and French doors providing access out onto the south facing garden patio terrace. There is a large brick featured chimney breast with a solid oak mantle and a multi fuel burning stove inset on a flagged hearth, elm flooring, coving, and wall light fittings.

**Dining Kitchen** having both southerly and westerly views into the good-sized rear gardens and French doors providing access out onto the garden patio terrace. There is a good range of fitted kitchen units with granite fitted work surface areas comprising; inset ceramic double sink units with incised drainer to work surface on one side and cupboard space beneath. The work surface extends around the adjoining wall with cupboard space, a tier of three drawers and room for a dishwasher beneath a stainless steel featured Rangemaster Professional four ring gas hob to surface with a brushed steel splash back and a Rangemaster cooker hood above. To the opposite side of sink area there is a built-in brushed steel featured oven/grill with cupboard space above and beneath. A further area of fitted work surface across one wall with cupboard space beneath and above a range of glazed china cabinets. To the kitchen area there is a good- sized island unit with granite work surface and cupboard and open shelf space below; a dining area is set to one side of the room. Tiled floor, tiled splash back to some fitted work surface areas, coving and inset ceiling spotlight fittings. American oak panelled door through to:

**Utility Room** having an easterly view out over the front garden; a good range of fitted units comprising; single drainer one and a half bowl sink unit with cupboard space beneath, fitted work surface to one side with cupboard space and room for an appropriate laundry appliance beneath. Opposite the sink is a further area of fitted work surface with storage space and room for a further appliance beneath, and above the Viessmann wall mounted gas fired central heating boiler, additional cupboard space with general storage cupboard unit to one corner. Tiled floor, coving and extractor vent. Stable style split rear entrance door with small glazed light to upper panel.

#### First Floor

Large Landing with sloping ceiling levels, exposed roof timber and Velux roof windows to the south and west, space for a



study/recreational area to one side, built in airing cupboard containing insulated hot water with immersion heater and radiator.

**Bedroom** with sloping ceiling levels in part and an exposed roof timber, Velux roof windows with blinds to the north, access to roof space at eaves and at higher ceiling level, and radiator.

**Family Bathroom** with sloping ceiling level in part, Velux roof window with blind to the north; a good sized shower cubicle area to one wall with appropriate shower fitting and full height wall tiling, freestanding ball and claw bath across one wall, pedestal wash hand basin and low-level WC. Tiled floor, access to roof space at eaves, ladderback style radiator/towel rail, inset ceiling spotlight fittings and extractor fan.

**Principal Bedroom** having sloping ceiling levels in part, Velux roof windows with blinds to the south; fitted wardrobe space to one corner, access to roof space at eaves and radiator. American oak panelled door through to:

**En-suite Shower Room** of good proportions with sloping ceiling level, Velux roof window to the north, corner shower cubicle set to one corner with mermaid board style splash back, wall panelling and accompanying shower fitting, pillow to wash hand base tile back, and low level WC. Tiled floor, wall mounted toiletry cabinet, ladderback style radiator/towel rail and extractor vent.

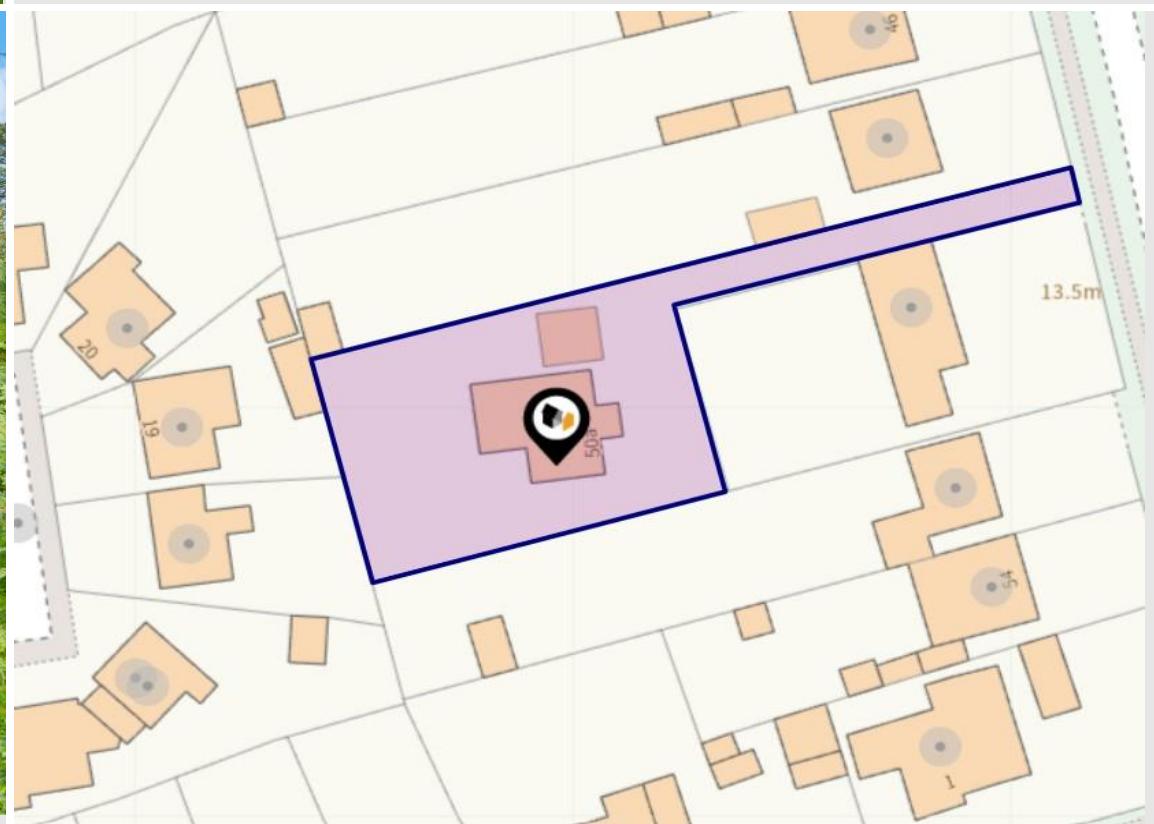
**Bedroom** with sloping ceiling levels in part, two Velux roof windows with blinds to the east; access to roof space at eaves, radiator and inset ceiling spotlight fittings.

#### OUTSIDE

The house is very discreetly located to the rear of neighbouring homes, off Church Lane, down its own long private block paved driveway, which sweeps into the ground to the front of the bungalow. There is more than adequate parking for both family and visitor, as well as access to the large detached **Double Garage** with double up and over doors, fluorescent lighting strips, power points and water tap.

To the rear exterior elevation of the garage there is a steel return staircase up to the **Family Leisure Room / Home Business Office** with sloping ceiling levels, a Velux roof window, exposed pine floorboards, light fitting and power points.

Cont'd



## 50A Church Lane

Approximate Gross Internal Area (Excluding Eaves)  
 Ground Floor = 125.0 sq m / 1345 sq ft  
 First Floor = 82.3 sq m / 886 sq ft  
 Ground Floor - Garage = 31.1 sq m / 335 sq ft  
 First Floor - Garage = 22.9 sq m / 246 sq ft  
 Total = 261.3 sq m / 2812 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## OUTSIDE

There is a mature garden to the front of the house which provides privacy and shelter to the grounds and close by a rather spectacular mature palm tree with accompanying shale covered flowerbed/border and a convenient invalidity block paved pathway running from the driveway to the front door.

Set to the southeastern corner of the grounds there is a pleasant, sheltered area of garden with shrubs/trees, lawn and an accompanying garden shed. There is a further lawn strip running down the southern elevation of the bungalow to the rear, with mature fruit trees inset.

The very good-sized rear garden is surprisingly private being enclosed by mature hedging and fencing as appropriate and benefits from having favourable southerly and westerly aspects. There is a large area of formal lawn and copiously stocked flowerbeds/borders. Set to the southwestern corner of the house there is a well-presented patio area onto which the French doors of both the living room and the dining kitchen open. There are exterior light fittings, exterior power points and a garden water tap.

## THE AREA

Cherry Willingham offers a very good range of local amenities which includes primary and secondary schools, sports/leisure centre facilities, Co-op Supermarket, post office and newsagent, library, hairdresser, chemist, food takeaways, public houses and more. To the west are the suburbs of the historic City of Lincoln and the 'Lincoln Eastern Bypass', which provides quick and easy access to routes to the north, east and south of the city.

West Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: tbc

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln Office  
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