



- Detached Family Home
- 4 Bedrooms & 2 Bathrooms
- Lounge & Dining Room
- Kitchen, Utility & Downstairs WC
- Stunning Non-Overlooked Rear Garden
- Single Garage
- Generous Driveway Parking
- Great Access To Local Schooling

Lady Meers Road, Cherry Willingham, LN3 4BW,
£350,000



Starkey&Brown are pleased to offer for sale this very well presented detached family home which stands upon a generous plot, which offers an excellent degree of privacy within the ever popular village of Cherry Willingham. Spacious accommodation briefly comprises entrance hallway, ground floor WC, 17'0" lounge with bay window to the front aspect, separate dining room with sliding patio doors overlooking the rear garden, 12'4" kitchen, spacious utility, first floor landing, 4 well proportioned bedrooms, en-suite shower room to master bedroom and a separate family bathroom. Outside the property has a double block paved driveway giving access to an integral single garage and a generous sized established and well maintained garden to the rear which offers an excellent degree of privacy. In the agents opinion viewing of this property would be highly recommended. Council tax band: D. Freehold.



Entrance Hallway

Having part glazed composite front entrance door, laminate wood effect flooring, radiator, coved ceiling, LED downlights, stairs rising to first floor and understairs storage cupboard.

Ground Floor WC

Having low level WC with concealed cistern, wash hand basin set in vanity unit, laminate wood effect flooring, radiator, part tiled walls and LED downlight.

Lounge

17' 0" into bay x 12' 0" max (5.18m x 3.65m)

Having modern coal-effect gas fireplace with granite effect hearth and surround, walk-in bay window to front aspect, laminate wood effect flooring, radiator and coved ceiling. Archway into:

Dining Room

10' 4" x 8' 8" (3.15m x 2.64m)

Having laminate wood effect flooring, radiator, coved ceiling and sliding patio door overlooking the rear garden.

Kitchen

12' 4" x 10' 10" (3.76m x 3.30m)

Having a range of matching wall and base units, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in eye level oven, gas hob with cooker hood over, plumbing for dishwasher, ceramic tiled floor and radiator.

Utility

10' 10" x 6' 2" (3.30m x 1.88m)

Having single drainer stainless steel sink unit with mixer taps over, tiled splash backs and base unit beneath, plumbing for washing machine, space for full height fridge freezer, ceramic tiled floor, radiator and a Worcester central heating boiler (installed approximately 2022). Door leading into garage and door leading to garden.

First Floor Landing

Having radiator, coved ceiling, airing cupboard housing hot water cylinder and access to loft.

Master Bedroom

13' 6" into wardrobe x 11' 10" (4.11m x 3.60m)

Having fitted sliding door mirrored wardrobes, radiator and coved ceiling.

En-Suite

Been remodelled in 2022. Having a 3 piece suite comprising tiled shower cubicle with mains fed rainfall shower, additional handheld shower and folding glass shower door, wash hand basin set in vanity unit, low level WC, ceramic tiled floor with under floor heating, heated towel rail, part tiled walls, LED downlights, electric shaver point and extractor.

Bedroom 2

18' 4" max x 8' 8" (5.58m x 2.64m)

Having dormer window to front aspect, radiator and coved ceiling.

Bedroom 3

12' 7" x 10' 0" (3.83m x 3.05m)

Having radiator and coved ceiling.

Bedroom 4

9' 2" x 8' 0" (2.79m x 2.44m)

Having radiator and coved ceiling.

Bathroom

Remodelled in 2019. Having 3 piece suite comprising oversized 'P' shaped panelled shower bath with mixer taps and retractable hand held shower attachment over, wash hand basin set in vanity unit, low level WC with concealed cistern, ceramic tiled floor with underfloor heating, heated towel rail, fully tiled walls, LED downlights and extractor.

Outside Front

To the front of the property there is a well-maintained garden area with a variety of shrubs and trees. Double width block paved driveway giving access to garage. Gate at side leading to rear.

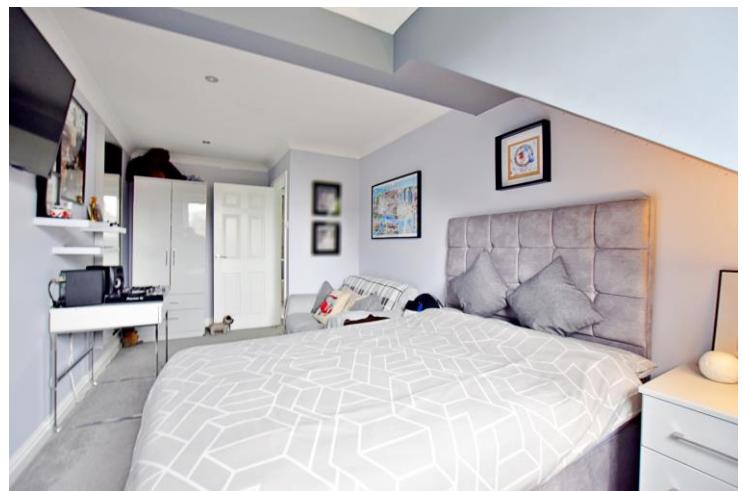
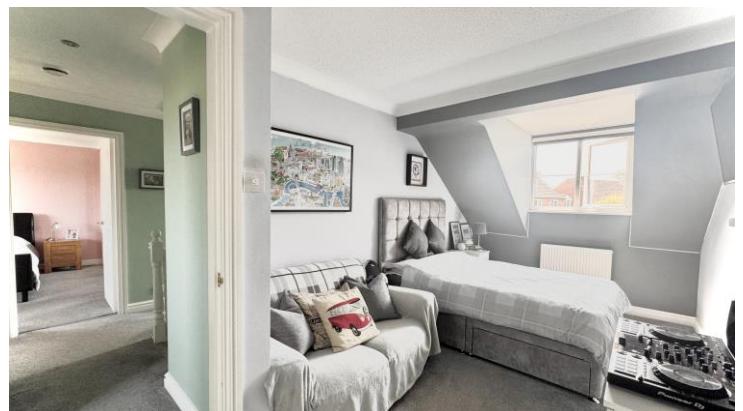
Garage

17' 10" x 8' 9" (5.43m x 2.66m)

Having up and over door, power and light. Door leading into utility.

Outside Rear

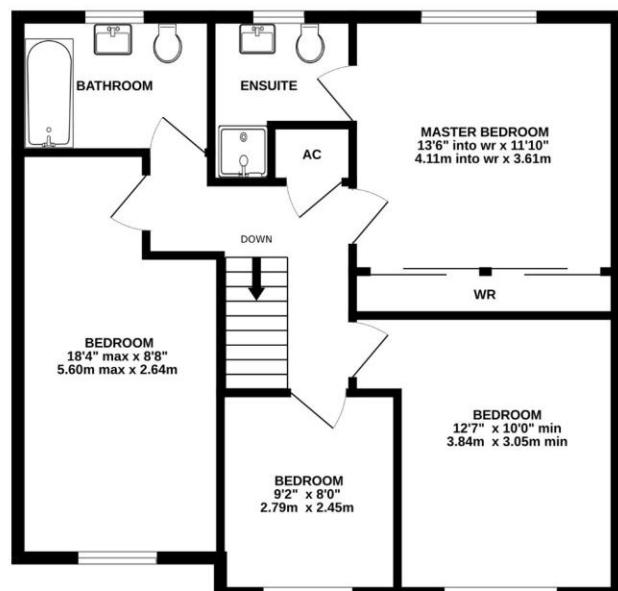
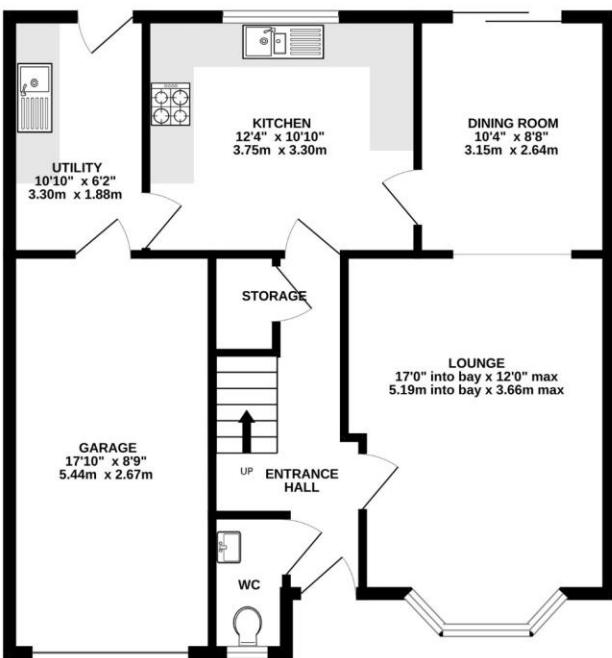
To the rear of the property is an established and very well maintained garden, which offers an excellent degree of privacy. Comprising lawn with a large paved patio area, additional patio area with summer house and a raised timber decking area. Beds and borders to include a wide variety of plants, shrubs and trees.





GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.

1ST FLOOR
695 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 1447 sq.ft. (134.4 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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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 vendor'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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