



- Extended Detached House
- Four Bedrooms
- Large Open Plan Living
- Study, Downstairs Bedroom & Shower Room
- Generous Rear Garden
- Driveway Parking & 20'11" x 8'7" Garage
- Ten Minute Drive To Lincoln
- No Onward Chain

Ash Grove, Cherry Willingham, LN3 4BL  
£259,950



Offered for sale with no onward chain is this extended four-bedroom detached house situated in the popular village of Cherry Willingham. The home has accommodation over two floors and includes four bedrooms, with one on the ground floor. There is a large living space, an additional study, a 15'5" kitchen, a ground-floor bedroom, and a shower room. Rising to the first floor, there are three generously sized bedrooms with the property having uPVC double-glazing throughout and a regularly serviced gas central heating boiler. Most impressively, the home comes with a 20'11" x 8'7" garage with up and over doors to either side. A spacious rear garden which is mostly laid to lawn with allotment space as well as a timber-built outbuilding currently being utilised as a workshop. To the front of the property, there is driveway parking and a well-presented front garden. Ash Grove is situated near to nearby amenities such as schooling, a Co-op food store, a doctor's surgery, and a regular bus service to and from Lincoln city centre. For further details and viewing requests. Please contact Starkey&Brown. Council tax band: C. Freehold.



## Entrance Hall

Having a uPVC front door entry to the front aspect, a radiator, access to a downstairs bedroom, a shower room, and the lounge.

## Lounge

18' 10" max x 22' 1" max (5.74m x 6.73m)

Having a uPVC double-glazed window to the front, side, and rear aspects, and a feature fireplace. Access to a study and the kitchen.

## Study

10' 7" x 6' 10" (3.22m x 2.08m)

Having a uPVC double-glazed window to the rear aspect and a radiator.

## Kitchen

15' 5" x 7' 4" (4.70m x 2.23m)

Having a range of base and eye level units with counter worktops, full tiled surround and tiled floor, 4-ring gas hob with an extractor hood over, eye-level double oven, space and plumbing for a washing machine and a dishwasher, sink and drainer unit, a uPVC double-glazed window overlooking the rear garden and a uPVC door to the rear aspect overlooking the rear garden, finished with a coved ceiling.

## Downstairs Bedroom

9' 10" x 8' 7" (2.99m x 2.61m)

Having a uPVC double-glazed window to the side aspect, a radiator, and an understairs storage cupboard with shelving.

## Downstairs Shower Room

6' 4" x 6' 7" (1.93m x 2.01m)

Upgraded walk-in shower with aquaboard surround, a low-level WC, a pedestal hand wash basin unit, a radiator, and a uPVC double-glazed obscured window to the side aspect.

## First Floor Landing

Having a storage cupboard and a corridor door leading to the 3 bedrooms.

## Bedroom 1

14' 3" x 9' 9" (4.34m x 2.97m)

Having a uPVC double-glazed window to the rear aspect, a radiator, loft access, and access into the eaves - which is boarded and gives access to the gas central heating boiler.

## Bedroom 2

10' 6" x 9' 4" max (3.20m x 2.84m)

Having a uPVC double-glazed window to the front aspect, a radiator, a storage cupboard, and a built-in wardrobe.

## Bedroom 3

7' 0" x 14' 7" (2.13m x 4.44m)

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

## Outside Rear

Enclosed garden with hedged and walled perimeters, large lawned area with a pathway leading to an allotment space, mostly laid to lawn with a range of patio pathways. Access to a timber-built garden shed and the garage.

## Outside Front

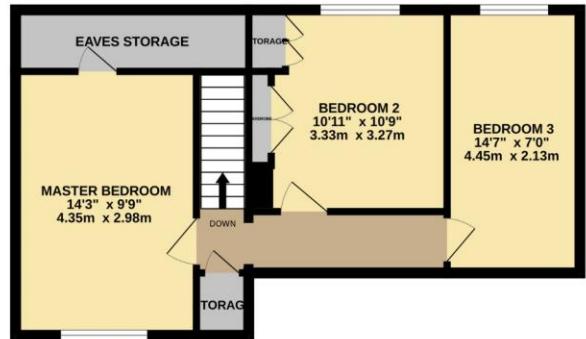
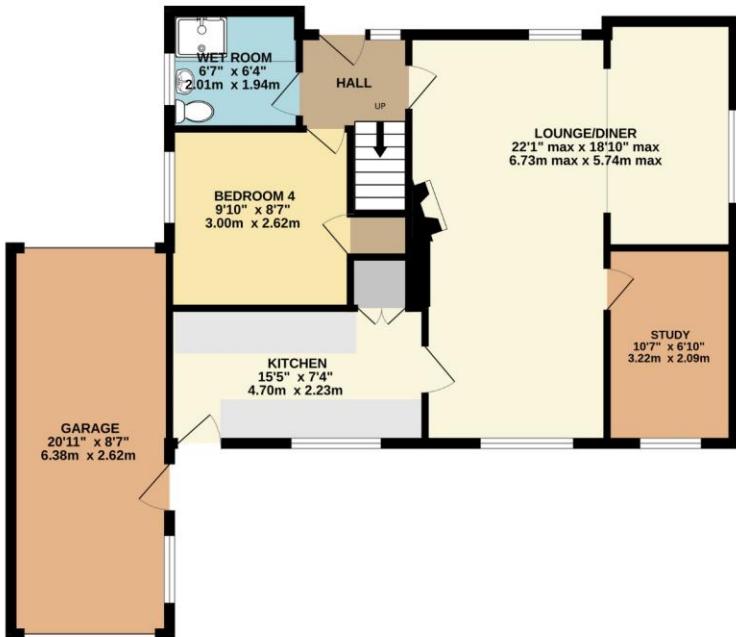
Lawned front garden with driveway parking giving access to the front door entry.





GROUND FLOOR  
859 sq.ft. (79.8 sq.m.) approx.

1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1333 sq.ft. (123.9 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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