



- Individual Detached Bungalow
- Pleasant, Discreet Location
- Immaculately Presented
- 4 Bedrooms, Master En-Suite
- 23'4" Lounge Diner & Conservatory
- Large Driveway & Double Garage
- Generous, Established Plot
- Call Today To View!

Rushbrooke, Church Lane, Cherry Willingham, LN3 4AB  
£450,000





Starkey&Brown are delighted to offer for sale this immaculately presented detached bungalow, tucked away down a private driveway on the ever-popular Church Lane in Cherry Willingham, only a short walk away from a wide variety of amenities. Spacious and beautifully maintained accommodation briefly comprises a large entrance hallway, WC, 23'4 lounge diner with French doors leading into conservatory, 12'7 kitchen diner, a generous utility room, four double bedrooms, an ensuite shower room to master bedroom, and a bathroom with a four-piece bathroom suite. Outside, the property has a large driveway with parking and turning space for several vehicles, a double garage, and a fully enclosed, established rear garden. In the agent's opinion, viewing of this property would be highly recommended in order for it to be fully appreciated. Council tax band: D. Freehold.



## Reception Hallway

Having part glazed composite front entrance door, laminate wood effect flooring, a radiator, a large airing cupboard housing a hot water cylinder, and ample storage/linen space. Access to an insulated loft with a loft light.

## WC

Having a low-level WC, pedestal wash hand basin with tiled splash backs, attractive vinyl flooring, a radiator, and an extractor.

## Lounge Diner

23' 4" x 14' 2" (7.11m x 4.31m)

Having double aspect windows, coal-effect electric fireplace with stone hearth and surround, 2 radiators, and French doors leading into:

## Conservatory

11' 1" max x 9' 3" (3.38m x 2.82m)

Being of uPVC construction with brick built base and having a ceramic tiled floor, an electric wall heater, a ceiling fan, and French doors leading onto the rear garden.

## Kitchen Diner

12' 7" x 11' 6" (3.83m x 3.50m)

Having a range of matching wall and base units, one and a half bowl single drainer stainless steel sink unit with mixer taps over, built-in double eye level oven, ceramic hob with cooker hood over, integral full height fridge freezer, integral dishwasher, Amtico tiled floor, and a radiator.

## Utility

10' 7" x 6' 7" (3.22m x 2.01m)

Having plumbing for a washing machine and space for a tumble dryer with work surfacing over, space for an additional appliance, a pantry, Amtico tiled floor, a radiator, and a uPVC door leading to the side.

## Master Bedroom

12' 10" max x 9' 8" (3.91m x 2.94m)

Having a radiator and wardrobes.

## En-Suite

Having a 3-piece suite comprising a large tiled shower cubicle with mains-fed shower and folding glass shower door, pedestal wash hand basin, low-level WC, heated towel rail, electric shaver point, and an extractor.

## Bedroom 2

14' 4" x 11' 1" (4.37m x 3.38m)

Having a radiator and wardrobes.

## Bedroom 3

10' 0" x 8' 8" (3.05m x 2.64m)

Having radiator.

## Bedroom 4/Office

10' 0" x 8' 8" (3.05m x 2.64m)

Being currently utilised as a home office with a radiator.

## Family Bathroom

Having a spacious 4-piece suite comprising a large shower cubicle with mains-fed shower and sliding glass shower door, panelled bath, pedestal wash hand basin, low-level WC, attractive vinyl flooring, electric heated towel rail, radiator, part tiled walls, electric shaver point, and an extractor.

## Outside Front

The front of the property is accessed via a shared driveway used by only 2 properties and gives access to a private driveway, which offers parking and turning space for several vehicles. Storm porch leading to front entrance door, paths on both sides leading to the rear garden.

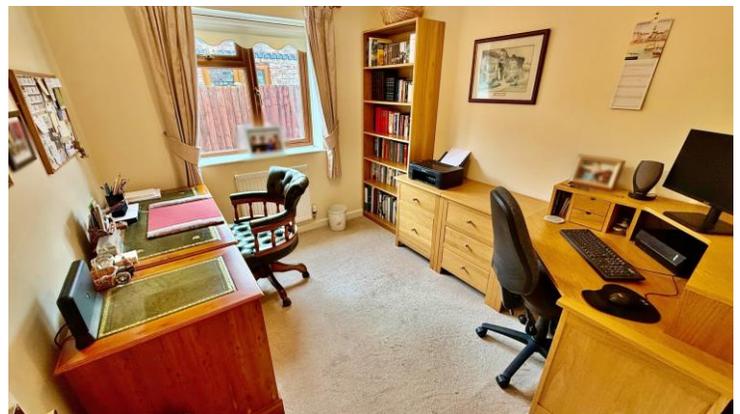
## Double Garage

18' 10" x 17' 9" (5.74m x 5.41m)

Having twin up-and-over doors, power and light, a pitched roof providing storage space, a central heating boiler (serviced annually), a frosted window to the front, and a uPVC door leading to the side.

## Outside Rear

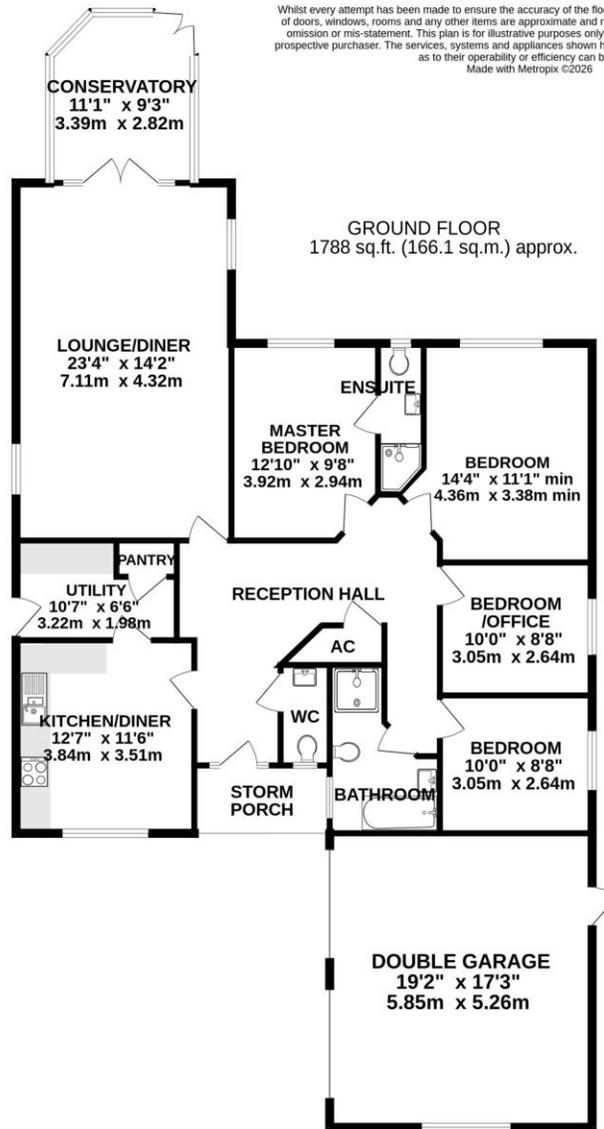
To the rear of the property, there is a generous, fully enclosed, established garden, mainly laid to lawn with borders to include a variety of plants and shrubs, a paved patio area, outside lighting, and a path leading to the side with a door leading into a double garage.





TOTAL FLOOR AREA : 1788 sq.ft. (166.1 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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