



- No Onward Chain
- Detached House
- Generous Plot
- Four Bedrooms

- 23'2" Lounge Diner
- 15'11" X 17'3" Garage
- Superb Rear Garden
- Excellent Family Home With Fantastic Potential!

Rudgard Avenue, Cherry Willingham, LN3 4JG
Offers In Region Of £365,000





Offered for sale with no onward chain is this generous four-bedroom detached house situated in the popular village of Cherry Willingham. This excellent family home has fantastic potential, having been built in the 1970's and having one owner from new. The ground floor accommodation comprises a welcoming entrance porch, a 23'2" lounge diner, a downstairs WC, breakfast kitchen and a garden room. Rising to the first floor are three double bedrooms with ample wardrobe provisions and a fourth bedroom measuring 6'6" x 11'1". The first floor is completed with a shower room measuring 6'7" x 9'11". Outside to the rear is a beautiful garden which is currently non-overlooked, being mostly laid to lawn with a landscaped paving area, enclosed with a dwarfed and walled perimeter and mature flowerbeds perimeter. To the front of the property, there is ample driveway parking provisions with access to a garage measuring 15'11" x 17'3". Cherry Willingham is well regarded due to its close proximity to Lincoln city centre, being approximately 10 minutes by car and having a regular bus service to and from Lincoln city centre. The village itself comes with a range of amenities which include a Co-op foodstore, a doctor's surgery, and schooling at primary and secondary levels. For further details and viewing requests, please contact Starkey&Brown. Council tax band: D. Freehold.



Entrance Porch

Exposed stone and brick interior walls with a uPVC double-glazed window to the front and side aspect, an external uPVC door entrance, and an internal door leading to:

Entrance Hall

5' 11" x 11' 9" (1.80m x 3.58m)

Stairs rising to the first floor, a radiator, access into the kitchen, a separate WC, and the lounge diner.

Separate WC

5' 11" x 2' 11" (1.80m x 0.89m)

Having a low-level WC, a wash hand basin unit, and a radiator.

Lounge Diner

12' 11" x 23' 2" (3.93m x 7.06m)

Having a uPVC sliding door to the rear aspect leading to the rear garden, a uPVC double-glazed bay window to the front aspect, a fireplace (currently capped off, not operational), and two radiators.

Breakfast Kitchen

15' 11" x 9' 10" (4.85m x 2.99m)

Having a range of base and eye level units with counter worktops and a breakfast bar arrangement, a uPVC double-glazed window to the rear aspect, and a uPVC door leading to the garden room, a range of integrated appliances such as a double-oven, a 4-ring hob with extractor hood, and a Bosch dishwasher, under counter space for a washing machine, a radiator, and tiled flooring.

Garden Room

14' 2" x 10' 1" (4.31m x 3.07m)

Tiled flooring, a radiator, French doors, and floor-to-ceiling windows to the rear aspect. Internal access to the garage.

Garage

15' 11" x 17' 3" (4.85m x 5.25m)

Electric roller door, a uPVC double-glazed window to the side aspect, power and lighting, electric and gas meters, a consumer unit, and a wall mounted condensing Vaillant boiler. Loft storage with partial boarding and a pull-down ladder.

First Floor Landing

Having a uPVC double-glazed window to the side aspect, loft access - pull down ladder, partial boarding and insulation, and a radiator.

Bedroom 1

12' 11" x 12' 6" (3.93m x 3.81m)

Having a uPVC double-glazed window to the front aspect, a radiator, and two built-in wardrobes.

Bedroom 2

9' 11" x 12' 10" (3.02m x 3.91m)

Two built-in wardrobes, a uPVC double-glazed window to the rear aspect, and a radiator.

Bedroom 3

9' 10" x 8' 1" (2.99m x 2.46m)

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

Bedroom 4

11' 1" x 6' 6" (3.38m x 1.98m)

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

Shower Room

6' 7" x 9' 11" (2.01m x 3.02m)

Walk-in shower arrangement with a vanity unit, a low-level WC, hand wash basin unit and storage, a chrome heated hand towel rail, a uPVC double-glazed obscured window to the rear aspect, tiled floor and tiled surround, an airing cupboard housing the hot water cylinder and shelving.

Outside Rear

Enclosed garden being mostly laid to lawn and having fenced and dwarfed wall perimeters. A selection of mature trees, shrubs, and flowerbeds. A paved seating area, gated access to the front of the property, an external water source, and a concrete base - ideal for a greenhouse or garden shed.

Outside Front

Lawned front garden, pathway leading to the front door, and a large driveway parking for multiple vehicles. Access to the garage.





GROUND FLOOR
1069 sq. ft. (99.4 sq.m.) approx.

1ST FLOOR
636 sq. ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA: 1706 sq. ft. (159.5 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.
Made with Metropix ©2026

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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 vendors'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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE