

28 Kingfisher Close

Cherry Willingham, LN3 4FP

Book a Viewing!

£230,000

Situated on one of the newer developments within the popular village of Cherry Willingham, this beautifully presented Three Bedroom Semi-Detached Property offers modern living in a particularly well maintained and attractive residential setting. Having been built approximately eight years ago and occupied by one owner from new, the property has been exceptionally well cared for and is presented in immaculate condition throughout. Offered for sale with No Onward Chain, the property provides an excellent opportunity for buyers looking for a modern home where little, if anything, needs to be done. The accommodation comprises of an Entrance Hall, downstairs WC, modern Kitchen, spacious Lounge Diner, First Floor Landing, Three Bedrooms and modern Family Bathroom, together with off-road parking and a generous rear garden.





28 Kingfisher Close, Cherry Willingham, LN3 4FP







LOCATION

Kingfisher Close forms part of one of the newer residential developments within Cherry Willingham, a popular and well-established village situated approximately four miles east of Lincoln. The development itself is particularly attractive, with well-maintained surroundings and a modern residential feel.

Cherry Willingham offers a good range of local amenities for everyday life, alongside excellent access to Lincoln and the surrounding villages. The combination of a peaceful village setting, modern housing and convenient road links makes the area a popular choice for families, first-time buyers and professionals alike.

ACCOMMODATION

ENTRANCE HALL

Accessed via a glazed composite front door, the entrance hall provides access to the kitchen diner and lounge, with stairs rising to the first floor landing and radiator.

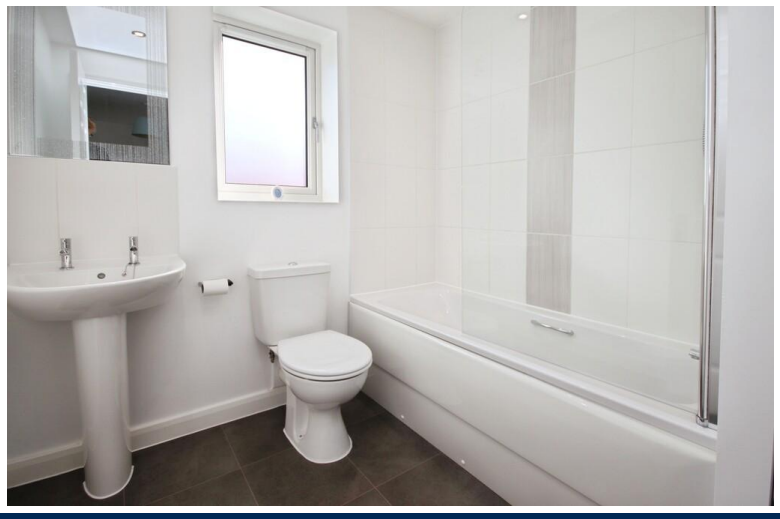
LOUNGE/DINER

16' 7" x 13' 6" (5.05m x 4.11m) A spacious and naturally bright reception space with double French doors opening directly onto the rear patio, complemented by a side UPVC double glazed window overlooking the rear garden. The room also benefits from useful under stairs storage and radiator.









KITCHEN
9' 5" x 9' 2" (2.87m x 2.79m) A modern fitted kitchen comprising a range of wall mounted and base units with work surfaces incorporating a stainless steel sink with mixer tap and drainer. Integrated appliances include an electric oven and gas hob with extractor over, while there is further spaces for a washing machine and fridge freezer. The kitchen also benefits from a useful pantry/storage cupboard, large UPVC double glazed window overlooking the front aspect, spotlights, laminate flooring and radiator.

LOUNGE/DINER
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CLOAKROOM/WC
A modern and convenient cloakroom fitted with WC and wash hand basin, together with tiled splashbacks, frosted UPVC double glazed window to the front aspect and extractor fan.

FIRST FLOOR LANDING
The first floor landing provides access to all three bedrooms, the family bathroom, loft space and airing cupboard.

BEDROOM 1
16' 7" x 9' 5 max" (5.05m x 2.87m) A generous principal bedroom with two UPVC double glazed windows to the front aspect, providing an excellent level of natural light and radiator.

BEDROOM 2
9' 6" x 7' 6" (2.9m x 2.29m) A good sized rear facing double bedroom with UPVC double glazed window overlooking the rear aspect and radiator.

BEDROOM 3
7' 3" x 6' 5" (2.21m x 1.96m) A versatile third bedroom with UPVC double glazed window to the rear aspect and radiator. The room would make an ideal nursery, home office or guest bedroom, depending on the needs of the new owner.

BATHROOM
A modern three piece suite comprising bath with electric shower over, WC and pedestal wash hand basin with hot and cold taps. The bathroom benefits from tiled splashbacks, chrome heated towel radiator, frosted UPVC double glazed window to the side aspect, extractor fan, spotlights and laminate flooring.





OUTSIDE
To the front of the property there is a block paved driveway providing off-road parking for two vehicles, together with a paved pathway leading to the front door and a lawned garden with mature trees and borders. The rear garden there is a particularly good feature, offering a spacious and secure outdoor space with a main lawn, paved patio area, raised planted beds and secure fencing. Double French doors from the lounge diner open directly onto the patio, creating an excellent connection between the house and garden. There is also gated side access, bin storage and a useful garden shed.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – B.

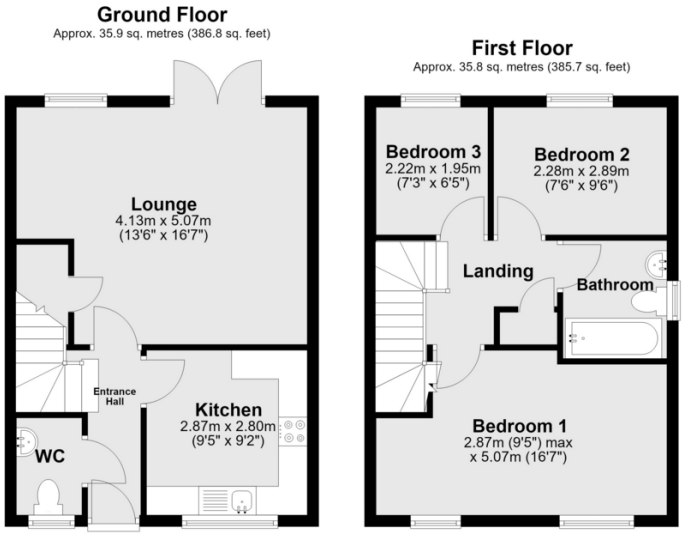
COUNCIL TAX BAND – B (West Lindsey District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker



Total area: approx. 71.8 sq. metres (772.5 sq. feet)

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Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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The Property Ombudsman