



**3 Foxford Lane, Cherry Willingham,  
Lincoln, LN3 4EW**



Book a Viewing!

**£425,000**

Ideally positioned within a tucked away private cul-de-sac, this modern four bedroom executive detached home offers spacious and well-presented accommodation throughout. The ground floor comprises a welcoming Entrance Hall, a cosy yet generous Lounge, a large Open Plan Kitchen/Diner perfect for family living and entertaining, a useful Utility Room and a Cloakroom/WC. To the first floor there are four well proportioned double Bedrooms, all with fitted wardrobes, including a master bedroom with En-suite Shower Room and a stylish four-piece Family Bathroom. Outside, the property enjoys a block paved driveway providing ample parking, an integral single garage and generous front and rear gardens. An excellent opportunity to acquire a superb family home in a sought after location - early viewing is highly recommended.



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#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – E.**

**LOCAL AUTHORITY -** West Lindsey District Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

#### **LOCATION**

The pleasant village of Cherry Willingham is located approximately 4 miles East of the Cathedral City of Lincoln. The village has local shopping including a Co-op, post office, Doctor's surgery, pharmacy, public house, takeaways and local primary and secondary schooling. Cherry Willingham is well served by the new Eastern Bypass providing easy access to the North of Lincoln and beyond and also has a direct bus route into Lincoln City Centre.



## ACCOMMODATION

### ENTRANCE HALL

With staircase to the first floor, understairs storage cupboard, spotlights, tiled flooring and radiator.

### LOUNGE

15' 11" x 13' 10" (4.87m x 4.24m) With double glazed window to the front aspect and radiator.

### KITCHEN/DINER

24' 9" x 15' 1" (7.56m x 4.60m) Fitted with a stylish range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, five ring gas hob, integrated dishwasher, spotlights, tiled flooring, radiator, double glazed window to the rear aspect and double glazed French doors to the rear garden.



### UTILITY ROOM

11' 1" x 5' 9" (3.39m x 1.76m) Fitted with base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, tiled flooring, radiator, double glazed window to the side aspect and door to the garden.

### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled flooring and splashbacks, radiator and double glazed window to the side aspect.



### FIRST FLOOR LANDING

With airing cupboard and radiator.

### BEDROOM 1

16' 11" x 13' 3" (5.18m x 4.05m) With double glazed window to the front aspect, double fitted wardrobe and radiator.

### EN-SUITE SHOWER ROOM

9' 5" x 3' 7" (2.89m x 1.11m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the side aspect.



### BEDROOM 2

14' 0" x 12' 4" (4.29m x 3.77m) With double glazed window to the front aspect, double fitted wardrobe and radiator.

### BEDROOM 3

13' 4" x 11' 11" (4.07m x 3.64m) With double glazed window to the rear aspect, double fitted wardrobe and radiator.



#### BEDROOM 4

15' 11" x 9' 11" (4.87m x 3.03m) With double glazed window to the rear aspect, double fitted wardrobe and radiator.



#### BATHROOM

11' 9" x 6' 10" (3.60m x 2.10m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and pedestal wash hand basin, part tiled walls, radiator, spotlights and double glazed window to the rear aspect.

#### OUTSIDE

The property sits in a tucked away cul de sac position. To the front there is a lawned garden and a block paved driveway providing off street parking for multiple vehicles and access to the garage. The integral single garage has an up and over door to the front, wall mounted gas fired central heating boiler, light and power. To the rear of the property there is an enclosed garden, laid mainly to lawn with patio seating areas, mature shrubs and garden shed.

#### WEBSITE

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](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RCS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

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.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

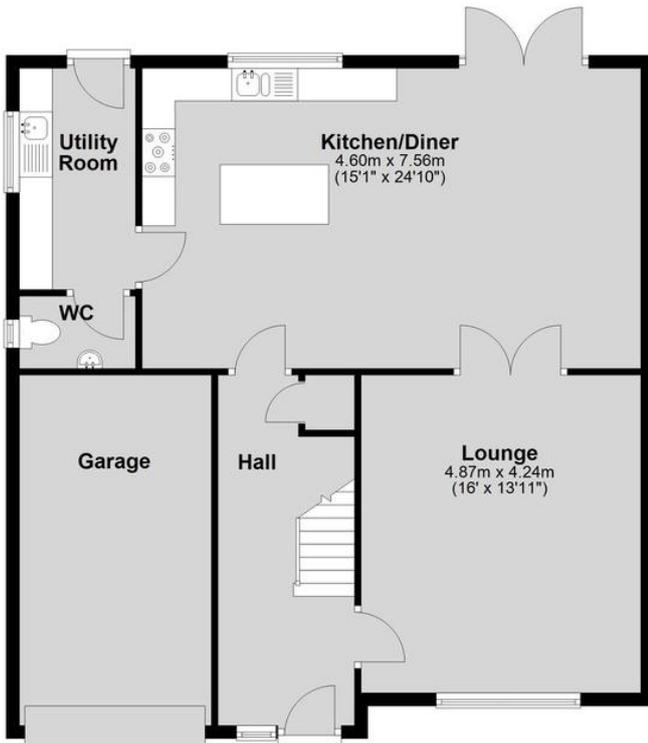
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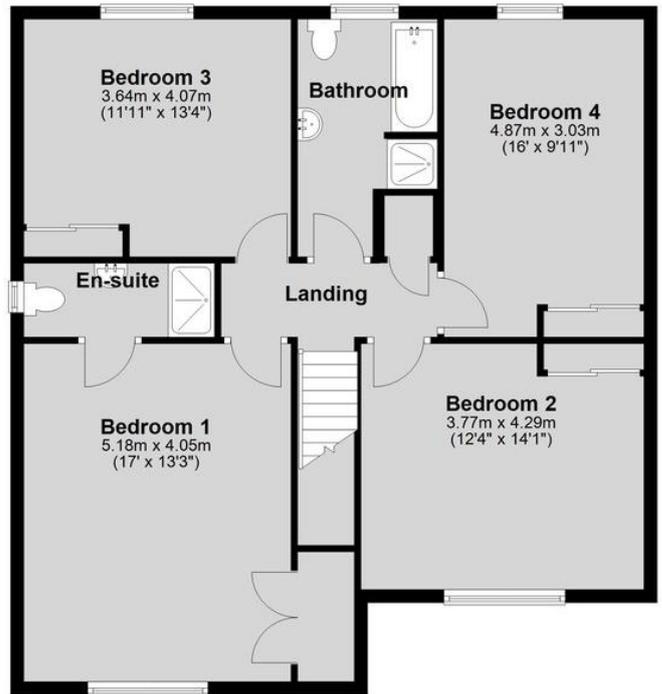
### Ground Floor

Approx. 92.7 sq. metres (997.7 sq. feet)



### First Floor

Approx. 86.7 sq. metres (933.3 sq. feet)



29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG26 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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