



- Bay Fronted Detached Bungalow
- Substantial Plot
- Non Estate Position
- Four Bedrooms, Master En-Suite
- 20'1" Lounge & 23'6" Conservatory
- 15'10" Kitchen With Multi-Fuel Burner
- Large Driveway
- Large Garden With Outbuildings

Hawthorn Road, Cherry Willingham, LN3 4JU
£380,000



Starkey&Brown is pleased to offer for sale this deceptively spacious bay-fronted detached bungalow located in a non-estate position in Cherry Willingham. Accommodation briefly comprises spacious entrance hallway, 20'1" lounge with sliding patio door leading to 23'6" conservatory, dining kitchen with a log burner fireplace, a utility, four well-proportioned bedrooms (one bedroom currently utilised as a formal dining room), en-suite shower room to the master bedroom and a separate family shower room. Outside, the property benefits from a generous-sized driveway with space for several vehicles and a substantial rear garden, which is mainly laid to lawn with a number of outbuildings. Call today to view. Council tax band: D. Freehold.



Entrance Hallway

Having part-glazed uPVC front entrance door, attractive oak wooden flooring, a radiator, a dado rail, a coved ceiling, access to a boarded and insulated loft with a loft ladder, with loft space offering ample space (to create further first floor accommodation if required). Double doors leading into the kitchen diner.

Lounge

21' 1" x 13' 4" (6.42m x 4.06m)

Having a modern log-effect fireplace with a stone-effect surround, a radiator, a coved ceiling, wall lights, and a sliding patio door leading into:

Conservatory

23' 6" x 9' 5" (7.16m x 2.87m)

Being of uPVC construction with a brick-built base and having a ceramic tiled floor, a radiator, wall lights, doors to the side and French doors looking over the garden.

Kitchen Diner

15' 10" x 12' 11" (4.82m x 3.93m)

Having a range of matching wall and base units, central island unit with a breakfast bar, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in eye level double oven, induction hob with cooker hood over, plumbing for a dishwasher, plumbing for a washing machine, a feature log-burner cast iron fireplace, attractive oak wooden flooring and a coved ceiling.

Utility

9' 7" x 4' 6" (2.92m x 1.37m)

Having space for a range of appliances, attractive oak wooden flooring, and a uPVC door to the side.

Master Bedroom

14' 0" to back of wardrobes x 9' 7" (4.26m x 2.92m)

Having built-in sliding door wardrobes, a radiator, a coved ceiling, a ceiling fan, and French doors leading into the conservatory.

En-Suite

Having a three-piece suite comprising panelled bath with handheld shower attachment over, wash hand basin set in vanity unit, a low-level WC, wood effect vinyl flooring, a radiator, part tiled walls and extractor.

Bedroom 2

14' 2" into bay x 11' 1" (4.31m x 3.38m)

Being currently utilised as a dining room and having a walk-in bay window to the front aspect and a radiator.

Bedroom 3

11' 0" into bay x 11' 1" (3.35m x 3.38m)

Having a walk-in bay window to the front aspect, a built-in wardrobe, and a radiator.

Bedroom 4

12' 0" x 10' 0" max (3.65m x 3.05m)

Having a built-in wardrobe and a radiator.

Shower Room

Having a spacious four-piece suite comprising a tiled shower cubicle, a wash hand basin set in a vanity unit, a low-level WC, a bidet, a ceramic tiled floor and a linen cupboard.

Outside Front

To the front of the property is a generous-sized gravelled driveway with space for several vehicles, borders to include a variety of plants, shrubs, and trees, outside lighting, outside power point, and access at the side leading to the rear garden.

Outside Rear

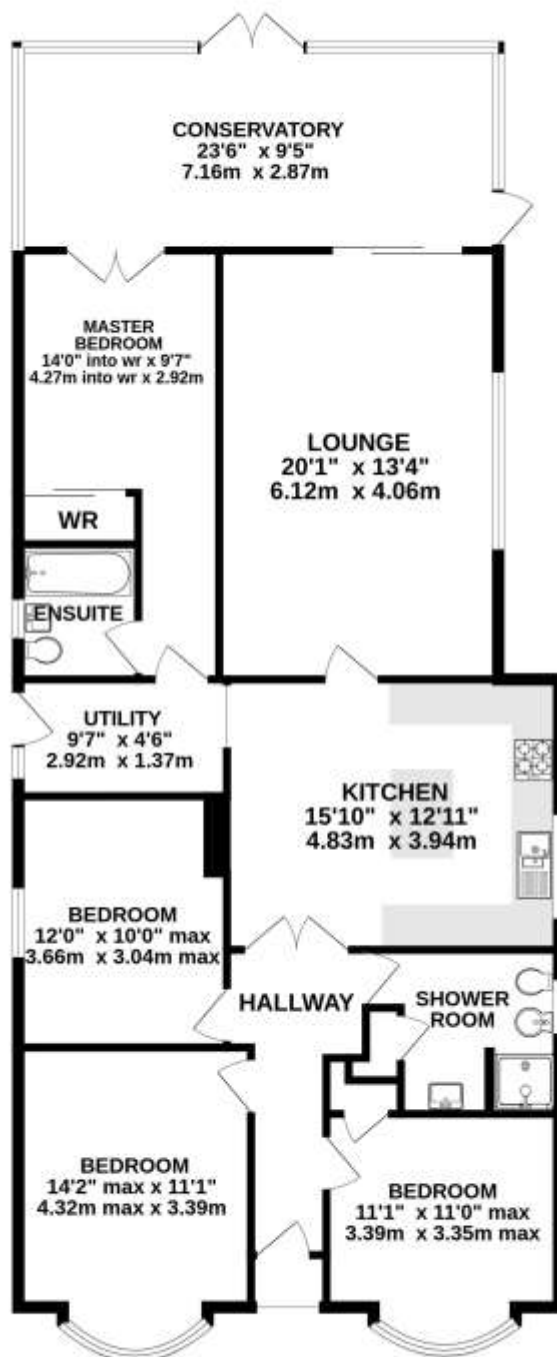
To the rear of the property is a substantial garden being mainly laid to lawn with a large paved patio area, a wide variety of established beds and borders to include flowers, plants, shrubs, and trees. Substantial timber workshop, a summer house, a garden shed, hardstanding for additional outbuildings, a vegetable patch, and a composting area.

Agents Note

The property benefits from solar panels and three storage batteries, which result in exceptionally low utility bills. Call for further information.



GROUND FLOOR
1485 sq.ft. (138.0 sq.m.) approx.



TOTAL FLOOR AREA : 1485 sq.ft. (138.0 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 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



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