



**7C Waterford Lane, Cherry Willingham,  
Lincoln, LN3 4AL**



Book a Viewing!

**£550,000**

A fantastic opportunity to purchase this stunning brand new family home with the added benefit of personalisation to the kitchen. This four double bedroom dormer style home forms part of an exclusive development of just three properties on Waterford Lane in Cherry Willingham. The property is set back from the road along a private gravel driveway leading to off road parking and an attached garage. The ground floor offers a spacious lounge and an impressive open plan living kitchen and dining space with double doors and Bi-fold doors opening onto the rear garden. The kitchen and utility rooms are currently not fitted, offering a rare opportunity for buyers to personalise the layout and finish through LN Kitchens. The ground floor also includes two double bedrooms, a principal en-suite, a family bathroom and a WC. The first floor provides two further bedrooms and a shower room. Externally there is a block paved driveway, attached garage and a rear garden with patio and lawn. The property will be completed to a high specification with air source heat pump, underfloor heating and triple glazing, and benefits from a 10-year builders warranty.





**SERVICES**

Mains water, electricity and drainage. Air source heat pump. Underfloor heating.

**EPC RATING** – to follow.

**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 composite door, UPVC windows, LVT flooring with underfloor heating, doors leading to the Lounge, Dining/ Living & Kitchen Area, Bathroom, WC, Plant Room and two Bedrooms and stairs rising to the first floor landing.

### DINING & LIVING AREA

20' 0" x 13' 9" (6.1m x 4.19m) With vaulted space, Bi-fold and double doors and underfloor heating.

### KITCHEN AREA

15' 11" x 15' 4" (4.85m x 4.67m) Not fitted, offering personalisation.

### LOUNGE

15' 8" x 12' 10" (4.78m x 3.91m) With UPVC window and underfloor heating.

### BEDROOM 1

15' 8" x 12' 0" (4.78m x 3.66m) With UPVC window and underfloor heating.

### EN-SUITE

9' 8" x 4' 1" (2.95m x 1.24m) With WC, wash hand basin and shower and UPVC window.

### BEDROOM 2

11' 10" x 10' 4" (3.61m x 3.15m) With UPVC window and underfloor heating.

### BATHROOM

9' 6" x 6' 10" (2.9m x 2.08m) With WC, wash hand basin and shower, towel radiator and UPVC window.

### PANTRY

7' 9" x 5' 10" (2.36m x 1.78m) With UPVC window and underfloor heating.

### UTILITY ROOM

7' 9" x 6' 0" (2.36m x 1.83m) Not fitted, offering personalisation.

### WC

With WC, wash hand basin and UPVC window.

### FIRST FLOOR LANDING

With skylight and radiator.

### BEDROOM 3

13' 9" x 10' 2" (4.19m x 3.1m) With skylights and radiator.

### BEDROOM 4

11' 11" x 10' 3" (3.63m x 3.12m) With skylight and radiator.





## SHOWER ROOM

7' 2" x 4' 11" (2.18m x 1.5m) With WC, wash hand basin and shower and radiator.

## OUTSIDE

Outside there is a block paved driveway providing off road parking and access to an attached garage. To the rear there is a garden mainly laid to lawn with patio seating area.

## IMAGE DISCLAIMER

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### WEB SITE

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 RICS 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:

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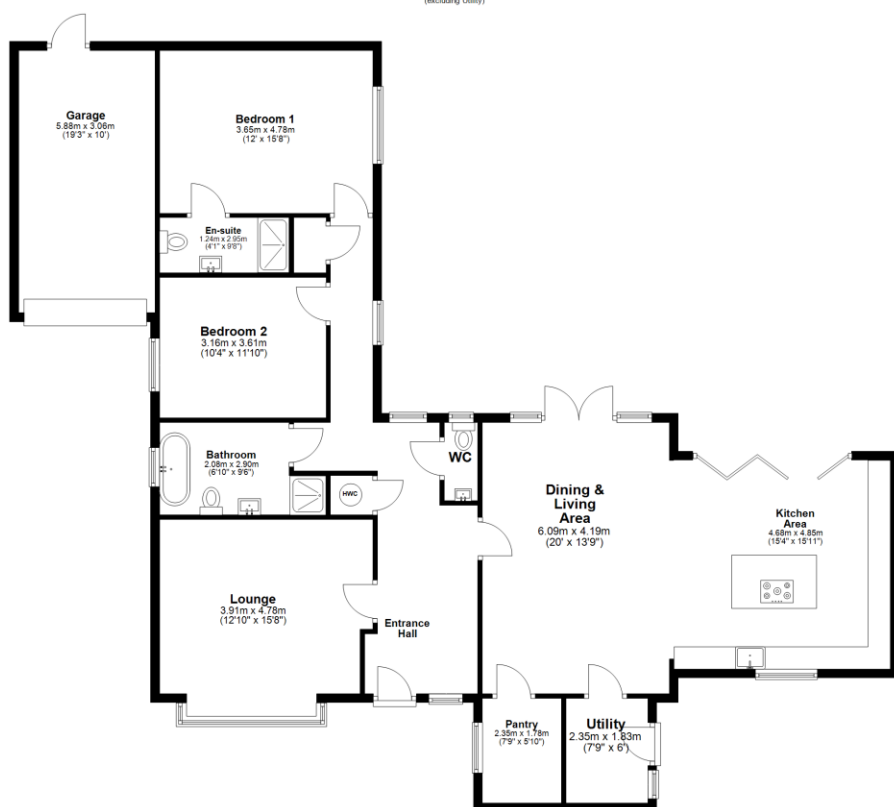
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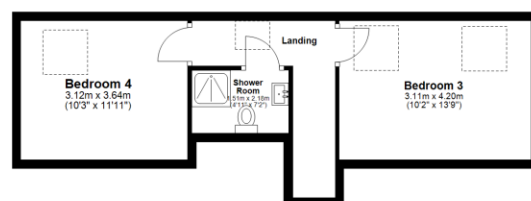
### Ground Floor

Approx. 156.0 sq. metres (1679.1 sq. feet)  
(excluding Utility)



### First Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



Total area: approx. 191.3 sq. metres (2059.4 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

29 – 30 Silver Street  
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LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG26 0EN  
01636 813971

46 Middle Gate  
Newark  
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01636 700888

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