



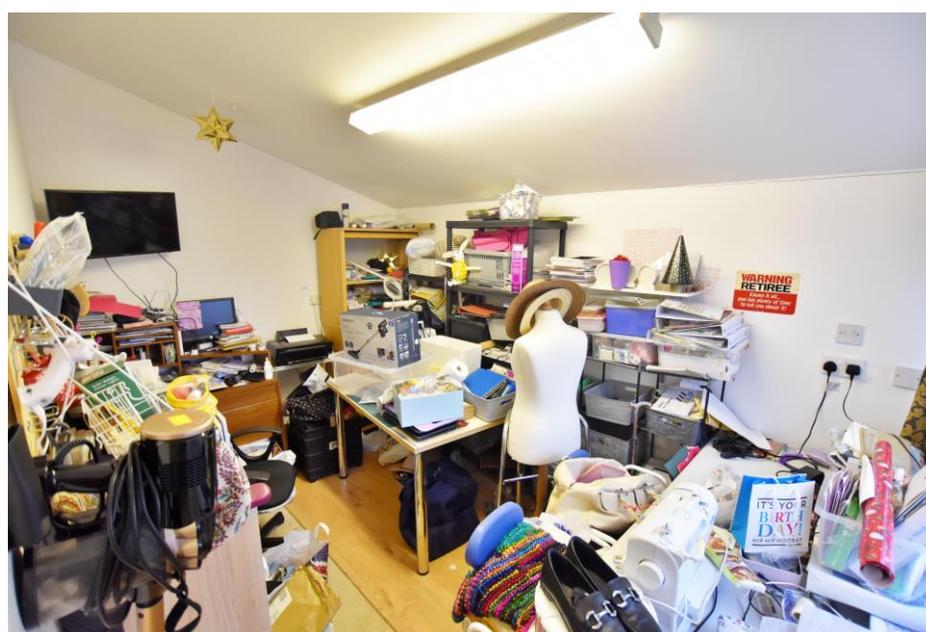
- Detached Extended Bungalow
- Two Double Bedrooms
- Large Bathroom
- Lounge, Dining Room & Craft Room
- Ample Driveway Parking
- Charming Rear Garden
- Village With Amenities
- Ten Minute Drive Into Lincoln

Laburnum Drive, Cherry Willingham, LN3 4AS  
Offers Over £250,000





Starkey&Brown is delighted to represent for sale this extended two double bedroom bungalow with potential for a third bedroom. The home currently occupies floor space of approximately 1,000 sq. ft, which provides two double bedrooms and three reception rooms. There is currently a lounge, dining room, and a craft room, with the craft room being converted from a garage approximately four years ago, and could be utilised as a third bedroom. There is a large family bathroom which currently includes a five-piece suite with a bathtub, a shower cubicle, and a bidet. Furthermore, there is a utility room with space and plumbing for white goods, which leads onto a kitchen measuring 13'6" x 7'4" with a range of base and eye-level units and a pull-out breakfast bar. The main bedroom measures 15'11" x 10'6" and comes with French doors leading onto a rear garden. The rear garden is generous in size and comes with a two-tier layout, having a paved and laid to lawn arrangement with two timber-built garden sheds, side access to the front of the property, which comes with driveway parking for a minimum of two vehicles. The home is well-maintained throughout, having been owned by the current owner for 25 years. Furthermore, the property comes with gas central heating, with the combination boiler fitted in 2018, serviced in 2025 and uPVC double-glazing throughout. The village of Cherry Willingham is well-regarded for its excellent array of amenities, which includes schooling at primary and secondary levels, a Co-op foodstore, a pharmacy, a GP surgery, and a regular bus service to and from Lincoln city centre, with Lincoln city centre being a short 10-minute drive away. For further details and viewing arrangement please contact Starkey&Brown. Council tax band: B. Freehold.



### Entrance Hallway

Two radiators, two separate loft access with partial boarding. Access to remaining living accommodation.

### Lounge

14' 9" x 11' 9" (4.49m x 3.58m)

Having a uPVC double-glazed window to the front and side aspect, a feature gas fireplace, and a single radiator.

### Utility

5' 2" x 7' 4" (1.57m x 2.23m)

Having space and plumbing for white goods, tiled flooring, a radiator, and a uPVC double-glazed window to the side aspect. Access to:

### Kitchen

7' 4" x 13' 6" (2.23m x 4.11m)

Having a range of eye and base level units with counter worktops and a pull-out breakfast bar, a 4-ring gas hob with extractor hood over, a double oven, a uPVC double-glazed window to the front and side aspect, and a uPVC external door to the side aspect, tiled flooring, and a wall mounted Worcester gas combination boiler.

### Dining Room

11' 11" x 8' 7" (3.63m x 2.61m)

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

### Craft Room/Bedroom 3

12' 9" x 8' 9" (3.88m x 2.66m)

Garage conversion approximately 4 years ago. Having a radiator and a uPVC double-glazed window to the front aspect.

### Bedroom 1

15' 11" x 10' 6" (4.85m x 3.20m)

Having a radiator with French doors leading to the rear aspect leading to the rear garden.

### Bedroom 2

9' 9" min x 8' 10" min (2.97m x 2.69m)

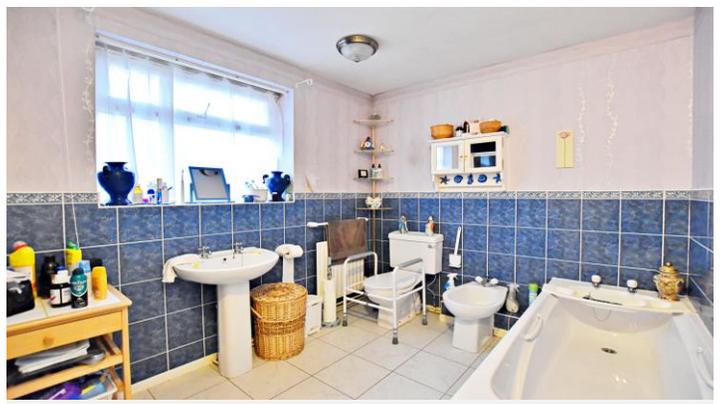
Having a uPVC double-glazed window to the rear aspect and a radiator.

### Outside Rear

Two-tiered arrangement having a patio seating layout with steps rising to a laid to lawn area with 2 timber-built garden sheds, a greenhouse, and is enclosed with fenced perimeters. Side access to the front of the property. Gated access and an external water source. Garden store with a window and an external door entry.

### Outside Front

Paved front plot with parking provisions for a minimum of 2 vehicles and a hedged perimeter.





GROUND FLOOR  
1041 sq.ft. (96.8 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.8 sq.m.) approx.

In order that we can assist you with your move as si speak with our Mortgage Adviser when we ask the v

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.

s. It will also be part of our qualifying process that you

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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.

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