



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



Book a Viewing!

**£450,000**

A brand new four double bedroom dormer style home located within an exclusive development of just three properties, positioned on the sought after Waterford Lane within the popular village of Cherry Willingham. The property is set back from the road along a private gravel driveway leading to further parking and a detached garage. Internally the property offers flexible accommodation including a spacious lounge and an impressive open plan kitchen, dining and living space with doors to the rear garden. The kitchen is fitted by LN Kitchens with Quartz work surfaces, integrated appliances and a central Island with breakfast bar. The ground floor also provides two double bedrooms, including a principal bedroom with en-suite and a family bathroom. The first floor offers two further double bedrooms and a shower room. Externally there are lawned gardens and a patio seating area. The property benefits from an air source heat pump, underfloor heating and triple glazing with an EPC rating of B and a 10-year builder's warranty.





**SERVICES**

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

**EPC RATING** – B.

**COUNCIL TAX BAND** – E.

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

**TENURE** - Freehold.

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

**LOCATION**

Cherry Willingham is a popular village to the east of Lincoln offering local amenities, schooling and good access to Lincoln city centre and the A46 bypass. Lincoln provides a wide range of shopping, leisure and transport links.



## ACCOMMODATION

### ENTRANCE HALL

With composite door, UPVC windows, LVT flooring with underfloor heating, stairs to first floor and plant room.

### LOUNGE

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

### KITCHEN/DINER

20' 0" x 16' 7" (6.1m x 5.05m) With UPVC windows and doors, LVT flooring with underfloor heating, fitted units with Quartz worktops, integrated appliances and Island.

### BATHROOM

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

### BEDROOM 1

16' 0" x 15' 5" (4.88m x 4.7m) With UPVC window and underfloor heating.

### EN-SUITE

9' 8" x 4' 1" (2.95m x 1.24m) With WC, wash hand basin and walk-in shower, chrome towel radiator, LVT flooring and UPVC window.

### BEDROOM 2

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

### FIRST FLOOR LANDING

With skylight and radiator.

### BEDROOM 3

13' 9" x 10' 2" (4.19m x 3.1m) With two 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, LVT flooring and heated towel rail.

### OUTSIDE

There is a paved frontage providing access to the front door and a driveway providing off road parking and access to the detached garage. A gate leads to the rear garden, which is laid to lawn with a patio area.



## IMAGE DISCLAIMER

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### WEB SITE

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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

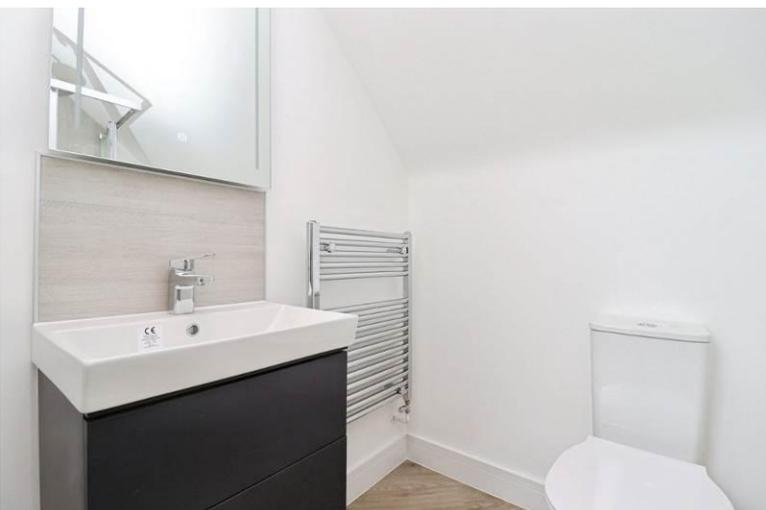
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### GENERAL

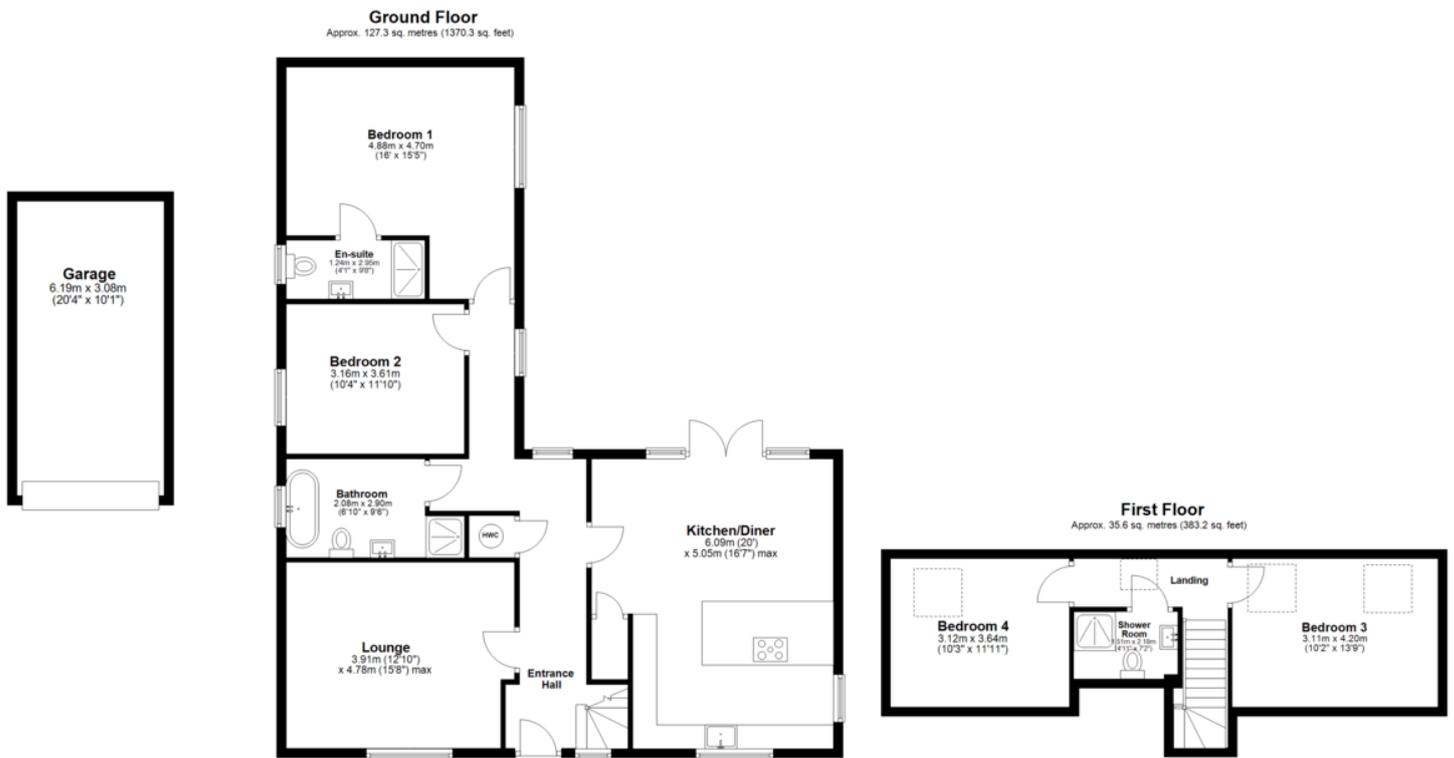
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**Total area: approx. 162.9 sq. metres (1753.5 sq. feet)**  
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01636 813971

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