



48 Fern Grove

Cherry Willingham, LN3 4BG



Book a Viewing!

£245,000

Situated in the popular village of Cherry Willingham, a well presented Three Bedroom Detached Bungalow. The living accommodation briefly comprises an Entrance Hall, a comfortable Lounge/Diner, a modern Kitchen, Three well proportioned Bedrooms and a Family Bathroom. The property benefits from a driveway offering off-road parking for multiple vehicles, an attached garage and generous lawned gardens to both the front and the rear. Early viewing is strongly recommended to fully appreciate the location and accommodation on offer.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

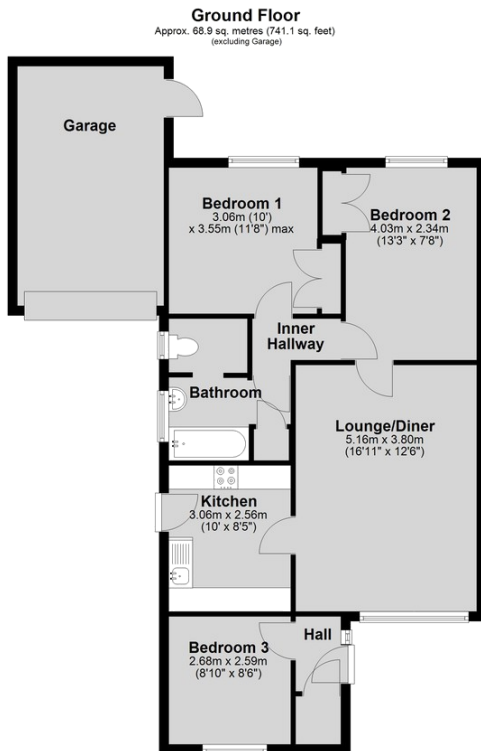
VIEWINGS - By prior appointment through Mundys.

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.

ENTRANCE HALL with storage cupboard.

KITCHEN 10' 0" x 8' 4" (3.06m x 2.56m) Fitted with a range of wall and base units with work surfaces over, eye level electric oven, gas hob with extractor fan over, spaces for washing machine and fridge freezer, stainless steel sink with side drainer, mixer tap over, tiled splashbacks, double glazed window and door to the side aspect.



Total area: approx. 68.9 sq. metres (741.1 sq. feet)

INNER HALLWAY

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin, towel radiator, airing cupboard, tiled flooring and splashbacks and two double glazed windows to the side aspect.

BEDROOM 1

11' 7" x 10' 0" (3.55m x 3.06m) With double glazed window to the rear aspect, fitted wardrobe and radiator.

BEDROOM 2

13' 2" x 7' 8" (4.03m x 2.34m) With double glazed window to the rear aspect, fitted wardrobe and radiator.

BEDROOM 3

8' 9" x 8' 5" (2.68m x 2.59m) With double glazed window to the front aspect and radiator.

LOUNGE/DINER 16' 11" x 12' 5" (5.16m x 3.80m) With double glazed window to the front aspect and radiator.

OUTSIDE

To the front of the property there is a lawned garden. There is a driveway to the side providing off-street parking for multiple vehicles and access to the single garage. The garage has up-and-over door to the front, personnel door to the garden, light and power. To the rear of the property there is an enclosed garden mainly laid to lawn.

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

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, Bird & Co and Gibson 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, J Walter and Callum Lyman 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 the lives and the vendors (Lessors) for whom they act as Agent 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 your self on inspection, your own advisor or conveyancer, particularly on items stated here in as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

