



Larkin Avenue
Cherry Willingham, Lincoln

BROWN & CO



Larkin Avenue, Cherry Willingham, Lincoln

An immaculately presented detached home, set within an impressive and beautifully landscaped rear garden, located in the popular and well-served village of Cherry Willingham. The property has been thoughtfully modified by the current owners and offers well-balanced and versatile accommodation.

The ground floor comprises an entrance hall, a comfortable living room, an open-plan kitchen/dining room which flows through into a sun room, and a family bathroom. To the first floor are three bedrooms along with a further bathroom.

Outside, to the front of the property, a driveway provides parking and leads to a garage which has been converted to create a useful store/garden room. To the rear is a substantial, carefully landscaped garden, offering an excellent outdoor space for both relaxation and entertaining.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor, radiator.

Living Room

Double glazed window to front, double glazed patio doors to rear, fireplace, radiator.

Kitchen / Dining Room

Double glazed windows to side, one and a half drainer sink, a range of matching base and eye level storage units, preparation worktops, integrated oven, microwave and hob with extractor over, integrated dishwasher, under stairs storage cupboard, two radiators opening into:

Sun Room

Double glazed windows to side and rear, entrance door leading to rear garden, radiator.

Bathroom

Double glazed window to side, bath, WC and vanity wash basin unit, heated towel rail.

Garden Room

Double glazed windows to side and rear, worktops, base and eye level storage unit, space for fridge, wall mounted central heating boiler.

First Floor

Landing

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Double glazed window to front, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Shower Room

WC, pedestal wash basin, shower cubicle, heated towel rail.

Outside

To the front, the property is approached via a driveway leading to a garage which has been converted to provide a useful store/garden

room. Gated side access leads through to a substantial and beautifully landscaped rear garden, mainly laid to lawn and enhanced by well-stocked shrub borders and mature planting. The garden features a patio along with several additional paved seating areas positioned throughout, a pergola, and a covered seating area, creating ideal spaces for outdoor entertaining. Mature shrubs and a number of sheds provide excellent storage and further enhance the privacy and appeal of this impressive garden.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

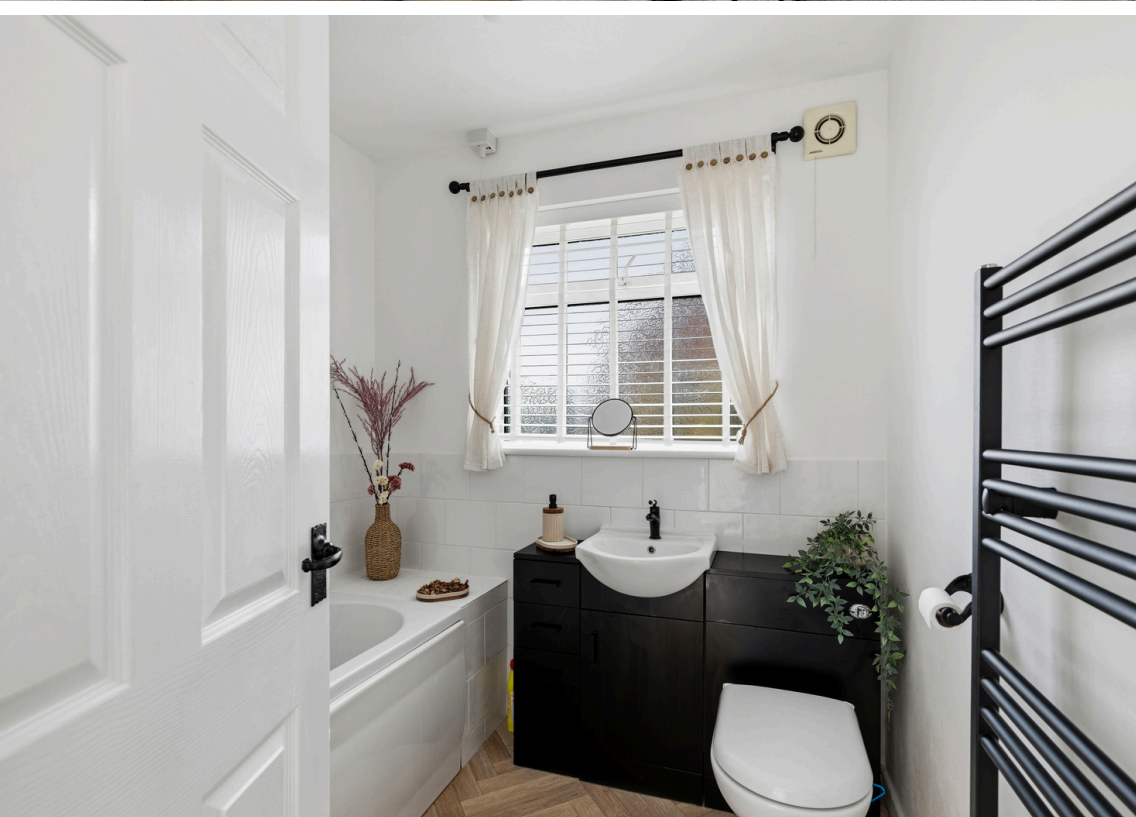
Band C

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps



BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

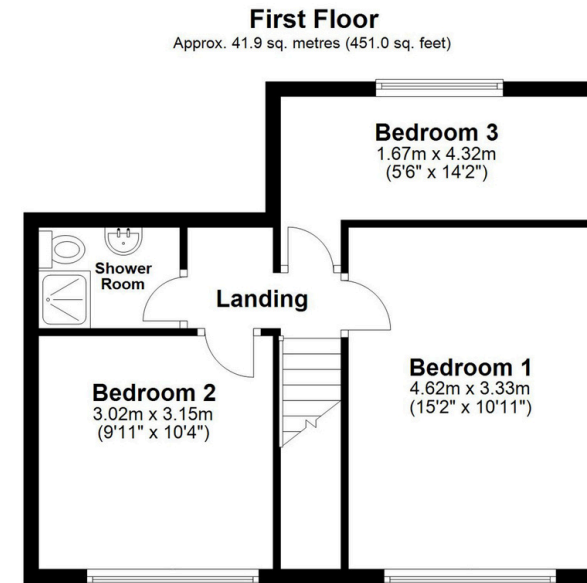
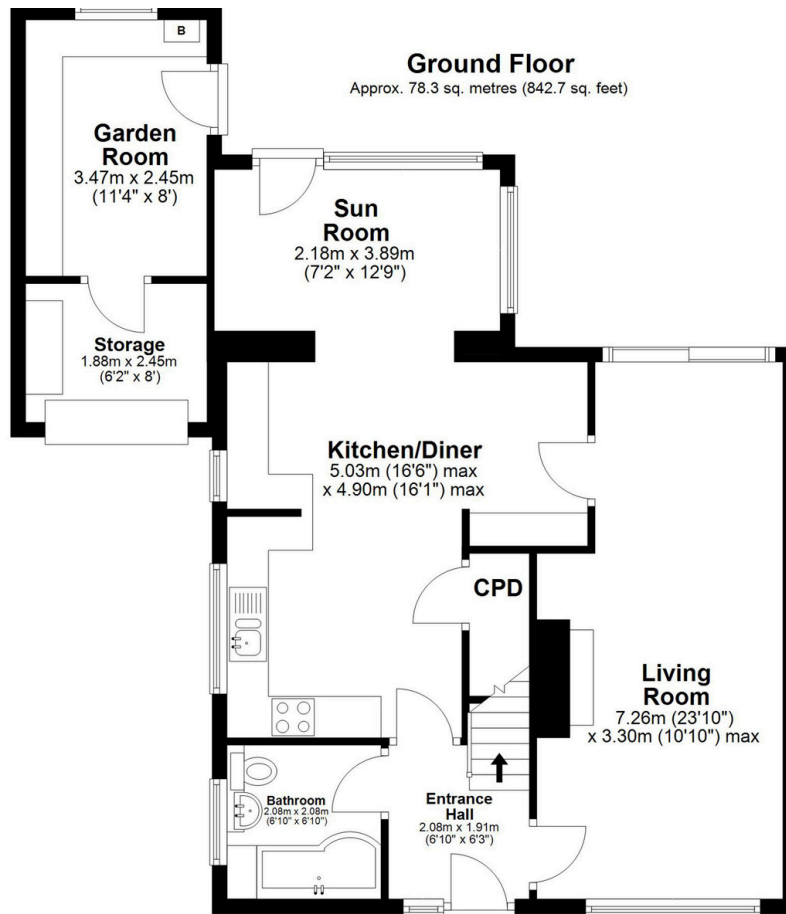
AGENT

James Drabble

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Total area: approx. 120.2 sq. metres (1293.8 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE. WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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