



Waterford Lane, Cherry
Willingham



£350,000

- Detached House
- Four Bedrooms
- Open Plan Living
- Separate Lounge
- En-Suite, Bathroom & Downstairs WC
- Popular Village Location
- Tenure: Freehold
- EPC Rating B



Spacious four-bedroom detached family home, ideally situated on the sought-after Waterford Lane in the popular village of Cherry Willingham.

Perfectly positioned within walking distance of an excellent range of local amenities, including a Co-op supermarket, doctors' surgery, library, cafes, pubs, takeaways, primary and secondary schools, sports and recreational facilities, and regular bus services to Lincoln. The property also enjoys easy access to nearby countryside walks, making it an ideal location for families and commuters alike.

The accommodation comprises Entrance Hall, Lounge, WC, Utility Room and a spacious Open Plan Kitchen Living area to the ground floor. To the first floor there are Four Double Bedrooms with en-suite shower room to the main and family bathroom. Externally to the front of the property there is a small lawned area with a driveway leading to the rear of the property with two allocated parking space. To the rear of the property there is an enclosed lawned garden with mature flower beds and patio.

The property further benefits from Triple Glazing, underfloor heating throughout the ground floor and Gas Central Heating.

Entrance Hall

With a window to the front aspect, entrance hall and stairs to the first floor.





Open Plan Kitchen Living Area

22'4" x 19'4" (6.8m x 5.9m)

With windows to the front and side aspects and sliding doors leading to the rear garden and burner.

Kitchen Area

Fitted with wall and base units with worktops over, island with breakfast bar and worktops over, sink with drainer unit, integrated oven and hob with extractor hood and integrated fridge/freezer.

Utility Room

8'0" x 6'4" (2.4m x 1.9m)

With a door leading to the rear garden, gas fired boiler, fitted with wall and base units with worktops over,

Living Room

13'9" x 10'8" (4.2m x 3.3m)

Patio doors to rear aspect and window to side aspect. Radiator.

WC

Window to side aspect and fitted with low level WC, wash hand basin and radiator.

Landing

Window to front aspect and access to roof space

Bedroom One

11'10" x 11'9" (3.6m x 3.6m)

Window to front aspect and radiator.

En-Suite

7'0" x 6'7" (2.1m x 2m)

Window to rear aspect and fitted with corner shower cubicle, wash hand basin, low level WC and heated towel rail.

Bedroom Two

11'10" x 9'7" (3.6m x 2.9m)

Window to front aspect and and radiator.



Bedroom Three

13'2" x 7'0" (4m x 2.1m)

Window to rear aspect and radiator.

Bedroom Four

12'5" x 7'0" (3.8m x 2.1m)

Window to rear aspect and radiator.

Bathroom

8'3" x 5'7" (2.5m x 1.7m)

Window to front aspect and fitted with panel bath, low level WC, wash hand basin and heated towel rail.

Outside

To the front of the property there is a lawned garden. To the side of the property there is a driveway with parking for two cars. To the rear of the property there is an enclosed garden with mature plants, trees and patio.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





Floorplan

1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



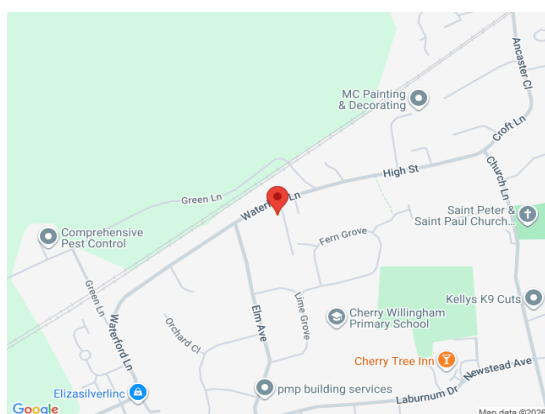
GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



WATERFORD LANE, CHERRY WILLINGHAM, LN3 4AL

TOTAL FLOOR AREA : 1370 sq.ft. (127.3 sq.m.) approx.

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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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