





- Semi-Detached Home
- Modern Kitchen/Diner
- Gas Boiler Approx Three Years Old
- Sold With No Onward Chain
- Three Well-Proportioned Bedrooms
- Family Bathroom & WC
- Allocated Parking
- Popular Village Location

Tennyson Walk, Cherry Willingham, LN3 4GQ
£195,000

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Starkey&Brown are delighted to offer for sale this three bedroom semi-detached property, ideally positioned on Tennyson Walk within the popular village of Cherry Willingham. Being sold with the benefit of no onward chain, this attractive home offers well-proportioned living across two floors and would make an excellent purchase for first-time buyers, investors or those looking to enjoy a convenient village lifestyle. The property is entered via a entrance hall, leading into a bright and comfortable living room. From here, the home flows through into the modern fitted kitchen diner, positioned to the rear aspect and offering a pleasant outlook over the garden. The kitchen provides ample workspace and room for dining, creating a practical and sociable area for everyday living. A ground-floor WC completes the ground floor. To the first floor are three bedrooms, comprising two generous double bedrooms and a well-proportioned single bedroom, providing excellent flexibility for a family, guests or those requiring a home office. The accommodation is completed by a three-piece suite family bathroom. Externally, the property benefits from allocated parking to the front, providing convenient off-street parking. To the rear is a private garden, offering a pleasant outdoor space for relaxing, entertaining or enjoying the warmer months. Further benefits include gas central heating, with the boiler being approximately two years old and benefiting from a full service history, together with full uPVC double glazing throughout. Tennyson Walk enjoys a convenient position within the popular village of Cherry Willingham, which offers a good range of local amenities including shops, a supermarket, primary schooling, doctor's surgery, pharmacy and other everyday facilities. The village also benefits from regular bus services providing convenient links into Lincoln city centre, which is only a short distance away and offers an extensive range of shopping, restaurants, leisure facilities and employment opportunities. Council tax band: A. Freehold.



Access through a uPVC composite door leading into:

Entrance Hall

Staircase rising to the first floor and access to:

Lounge
12' 5" x 12' 2" (3.78m x 3.71m)
Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, and an understairs storage cupboard. Access into:

Kitchen Diner
12' 2" x 10' 5" (3.71m x 3.17m)
Having a range of matching wall and base units with countertops, space and plumbing for appliances including a washing machine and a dishwasher, ceramic sink with mixer tap, an electric oven with four-ring hob and an overhead extractor fan, a radiator, a uPVC double-glazed window to the rear aspect, vinyl flooring and a wall-mounted boiler (roughly 2 years old). Access into:

Lobby
Door to the rear aspect. Access to:

WC
Having a low-level WC, wash hand basin with under storage, vinyl flooring, and a radiator.

First Floor Landing
Carpeted, partially boarded loft hatch and an airing cupboard.

Bedroom 1
13' 5" x 8' 9" (4.09m x 2.66m)
Having a uPVC double-glazed window to the rear aspect, carpeted, and a radiator.

Bedroom 2
11' 8" x 8' 9" (3.55m x 2.66m)
Having a uPVC double-glazed window to the front aspect, carpeted, and a radiator.

Bedroom 3
7' 2" x 6' 6" (2.18m x 1.98m)
Having a uPVC double-glazed window to the rear aspect, carpeted, and a radiator.

Bathroom
6' 6" x 5' 7" (1.98m x 1.70m)
Three-piece suite comprising a panelled bath with an overhead shower, a wash hand basin, a low-level WC, vinyl flooring, partially tiled walls, a radiator and shaver point.

Outside Front
Tarmac driveway with parking for two vehicles.

Outside Rear
Mostly laid to lawn, fully fenced surround, a timber-built shed, gated access to the side of the property, and an outside tap.











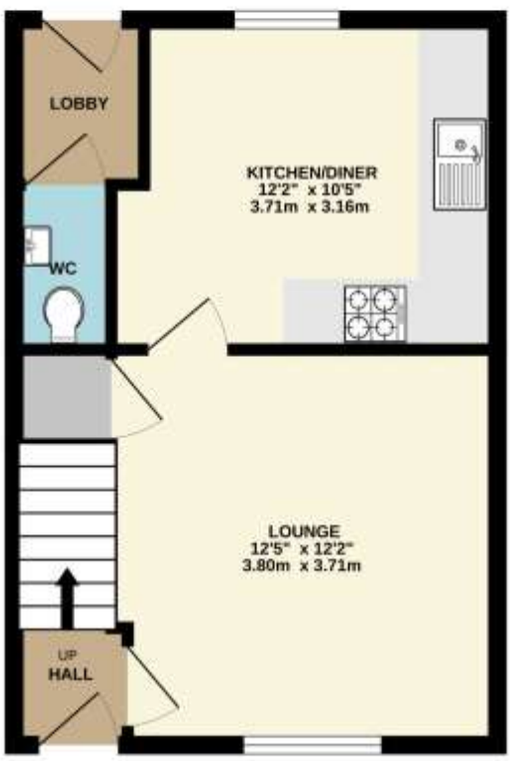


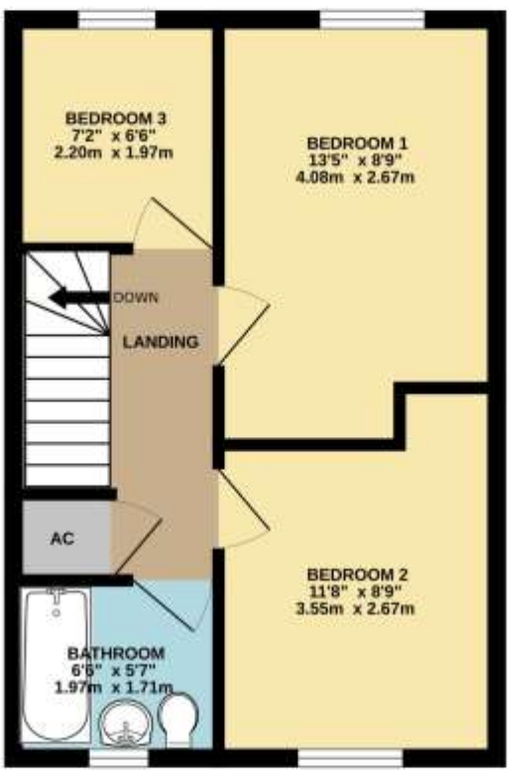




GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.

1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.





TOTAL FLOOR AREA : 701 sq.ft. (65.2 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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