



- Extended Family Homes
- Detached House
- Four Bedrooms
- Two Reception Rooms

- Bathroom & Shower Room
- Enclosed Rear Garden
- Driveway Parking & Garage
- 10 Minute Drive To Lincoln City Centre

Fiskerton Road, Cherry Willingham, LN3 4LA
£340,000





This spacious, extended four-bedroom detached family home is situated in the popular village of Cherry Willingham and enjoys field views over the surrounding Lincolnshire countryside to the front aspect. The property boasts flexible living accommodation arranged over two floors, featuring modern upgrades carried out throughout the vendor's tenure. The ground floor comprises a welcoming entrance hall leading to an expansive lounge with a feature bay window, an upgraded modern kitchen featuring high-quality Bosch appliances, a sizable utility room, a convenient downstairs WC, and a formal dining room with French doors opening onto the garden. Ascending to the first floor, the landing provides access to four bedrooms including three generous double rooms and a versatile single bedroom, served by both a primary family bathroom and a separate modern shower room. Outside, the property benefits from an enclosed rear garden, a detached single garage measuring 9'4" x 23'10", and ample block-paved off-road parking to the front. The highly sought-after village of Cherry Willingham provides an excellent range of local amenities, including reputable primary and secondary schools, a shopping parade, local pub, doctor's surgery, and regular public transport links. The historic city of Lincoln sits just a short drive away, offering extensive shopping, leisure, and historical attractions alongside direct commuter routes. Council tax band: D. Freehold.



Entrance Hall

Entered via a composite front door to the front aspect, the bright hallway features a single radiator, built-in storage cupboard, under-stairs storage space, and direct access through to both the lounge and kitchen.

Lounge

24' 11" max x 14' 10" max (7.59m x 4.52m)

A spacious principal reception room benefiting from a uPVC double-glazed bay window to the front aspect, an additional uPVC window to the side aspect, two radiators, a feature gas fireplace, and a detailed coved ceiling.

Kitchen

11' 10" x 8' 9" (3.60m x 2.66m)

Recently upgraded within the last four years, this stylish shaker-style kitchen offers a range of eye-level and base-level units with contrasting counter worktops. Integrated appliances include a Bosch combi oven and grill, a Hotpoint dishwasher, and an induction hob. Finished with LVT flooring, a uPVC double-glazed window to the side aspect, and open access leading through to the utility room.

Utility Room

8' 10" x 12' 11" max (2.69m x 3.93m)

Equipped with a practical range of eye and base level units with tiled splashbacks, a sink and drainer unit, and plumbing for laundry appliances. An external door leads directly out to the rear garden, with further internal doors leading to the dining room and WC.

Downstairs WC

6' 1" x 3' 2" (1.85m x 0.96m)

Comprising a low-level WC and a vanity unit with integrated wash hand basin. Fully tiled to the walls and floor, featuring a radiator and a uPVC double-glazed obscure window to the rear aspect.

Dining Room

8' 10" x 10' 7" (2.69m x 3.22m)

A formal dining space with uPVC double-glazed French doors opening onto the rear patio area, recently fitted carpets, a single radiator, and a coved ceiling.

First Floor Landing

Providing access to the loft space, two radiators, and a useful storage cupboard housing the combi boiler, along with fitted linen shelving.

Master Bedroom

14' 11" to back of wardrobes x 11' 8" (4.54m x 3.55m)

A well-proportioned double bedroom featuring custom-built-in wardrobes, a uPVC double-glazed window to the front aspect, a single radiator, and a coved ceiling.

Bedroom 3

16' 2" max x 8' 11" (4.92m x 2.72m)

A spacious double bedroom with a uPVC double-glazed window to the rear aspect, a built-in wardrobe, a single radiator, and a coved ceiling.

Bedroom 2

8' 11" x 13' 3" (2.72m x 4.04m)

A good-sized double bedroom with wood-effect laminate flooring, a uPVC double-glazed window to the side aspect, a single radiator, and a coved ceiling.

Bedroom 4

8' 7" x 6' 1" max (2.61m x 1.85m)

A single bedroom featuring built-in storage over the stair bulkhead, a uPVC double-glazed window to the front aspect, single radiator, and a coved ceiling.

Shower Room

5' 5" x 7' 2" (1.65m x 2.18m)

Equipped with a low-level WC, vanity wash hand basin unit, and a walk-in shower cubicle. Completed with cream tiled walls and flooring, a heated towel rail, an extractor fan, and a uPVC double-glazed obscure window to the side aspect.

Family Bathroom

8' 5" x 7' 3" (2.56m x 2.21m)

Comprising a pedestal wash hand basin, low-level WC, and a panelled bathtub with shower attachment over. Features fully tiled flooring, tiled surround, an extractor unit, single radiator, and a uPVC double-glazed obscure window to the rear aspect.

Garage

9' 4" x 23' 10" (2.84m x 7.26m)

A single garage equipped with full power and lighting inside, an up-and-over vehicle door to the front, and a side personnel door accessing the garden.

Outside Rear

The rear garden is fully enclosed by timber fencing perimeters, mainly laid to lawn with a patio seating area, a selection of mature flower bed borders and an external water point.

Outside Front

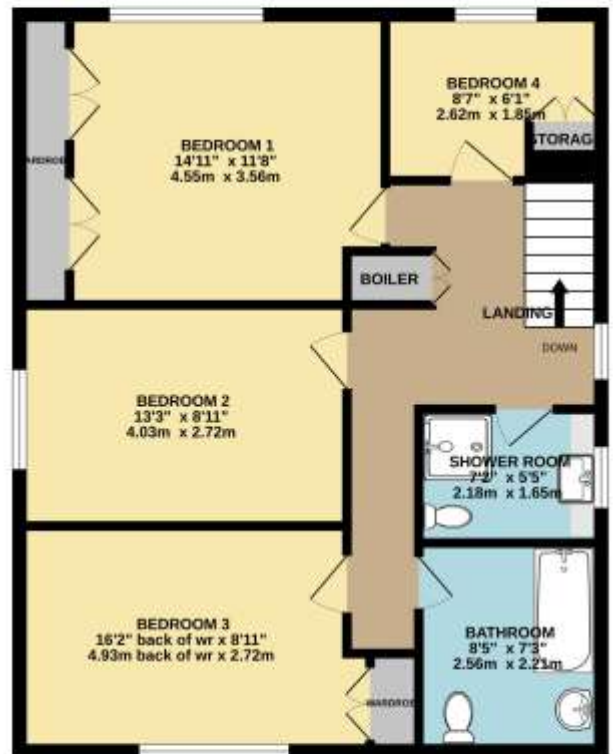
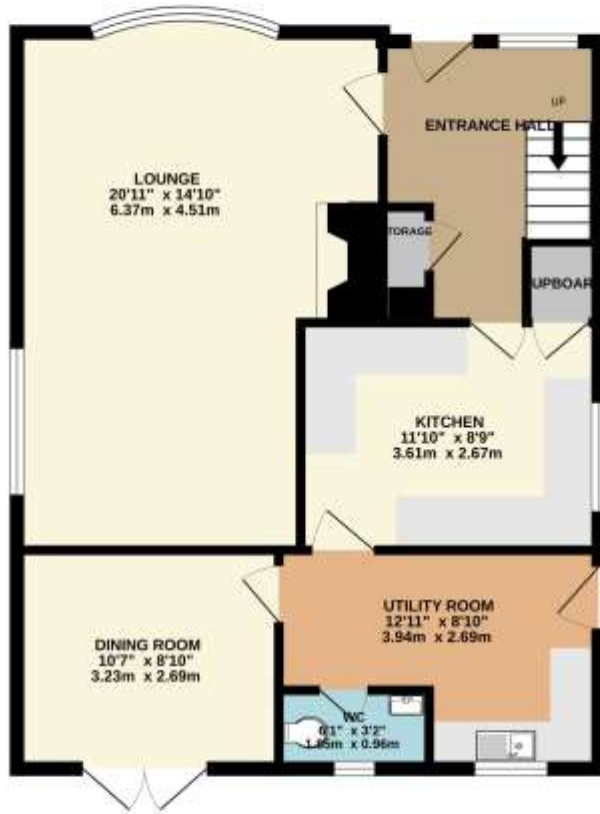
To the front, a spacious block-paved driveway provides off-road parking for multiple vehicles, leading up to the front entry and garage access.





GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.

1ST FLOOR
697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 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.
Made with Metropix ©2026

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE