



- Modern Semi-Detached Bungalow
- Popular Residential Location
- Excellent Amenities Nearby
- Two Double Bedrooms
- 18'0" Lounge Diner
- Well Maintained Communal Gardens
- Allocated Parking
- NO CHAIN!

Greenaway Court, Cherry Willingham, LN3 4JA
£170,000





Located within the sought after Greenaway Court, positioned within a well maintained development only a short walk away from a wide range of amenities, is this well presented semi detached bungalow. The property benefits from suitable wheelchair access and a modern central heating boiler with accommodation briefly comprising spacious entrance hallway with large storage cupboard, 17'10 lounge diner with door leading to the rear garden, kitchen, two double bedrooms and large shower room. Outside the property has a storm porch/covered seating area to the front, and a fully enclosed, low maintenance rear garden. There is also an adjacent allocated parking space, plus additional visitors parking. Council tax band: A. Freehold.

Entrance Hallway

Having a composite front entrance door, a large storage cupboard, a radiator, a coved ceiling, and loft access.

Lounge Diner

18' 0" x 11' 3" max (5.48m x 3.43m)

Having an electric coal-effect fireplace with surround, two radiators, a coved ceiling, and a uPVC door leading to the rear garden.

Kitchen

9' 10" x 8' 10" (2.99m x 2.69m)

Having a range of matching wall and base units, a single drainer stainless steel sink unit with mixer taps over and tiled splashbacks, built-in eye level oven, gas hob with cooker hood over, space for a fridge and freezer, plumbing for a washing machine, tiled effect vinyl flooring, heated towel rail, wall mounted Baxi combination condensing central heating boiler (installed 2025).

Bedroom 1

11' 3" x 11' 0" (3.43m x 3.35m)

Having a radiator.

Bedroom 2

9' 4" x 8' 0" (2.84m x 2.44m)

Having a radiator and a coved ceiling.

Shower Room

Having a spacious three-piece suite comprising corner shower cubicle with aquaboard splashbacks and mains-fed shower, pedestal wash hand basin with tiled splashbacks, low-level WC, vinyl flooring, heated towel rail, downlights and extractor.

Outside Rear

To the rear of the property is a fully enclosed, low-maintenance garden which is mainly paved patio.

Parking

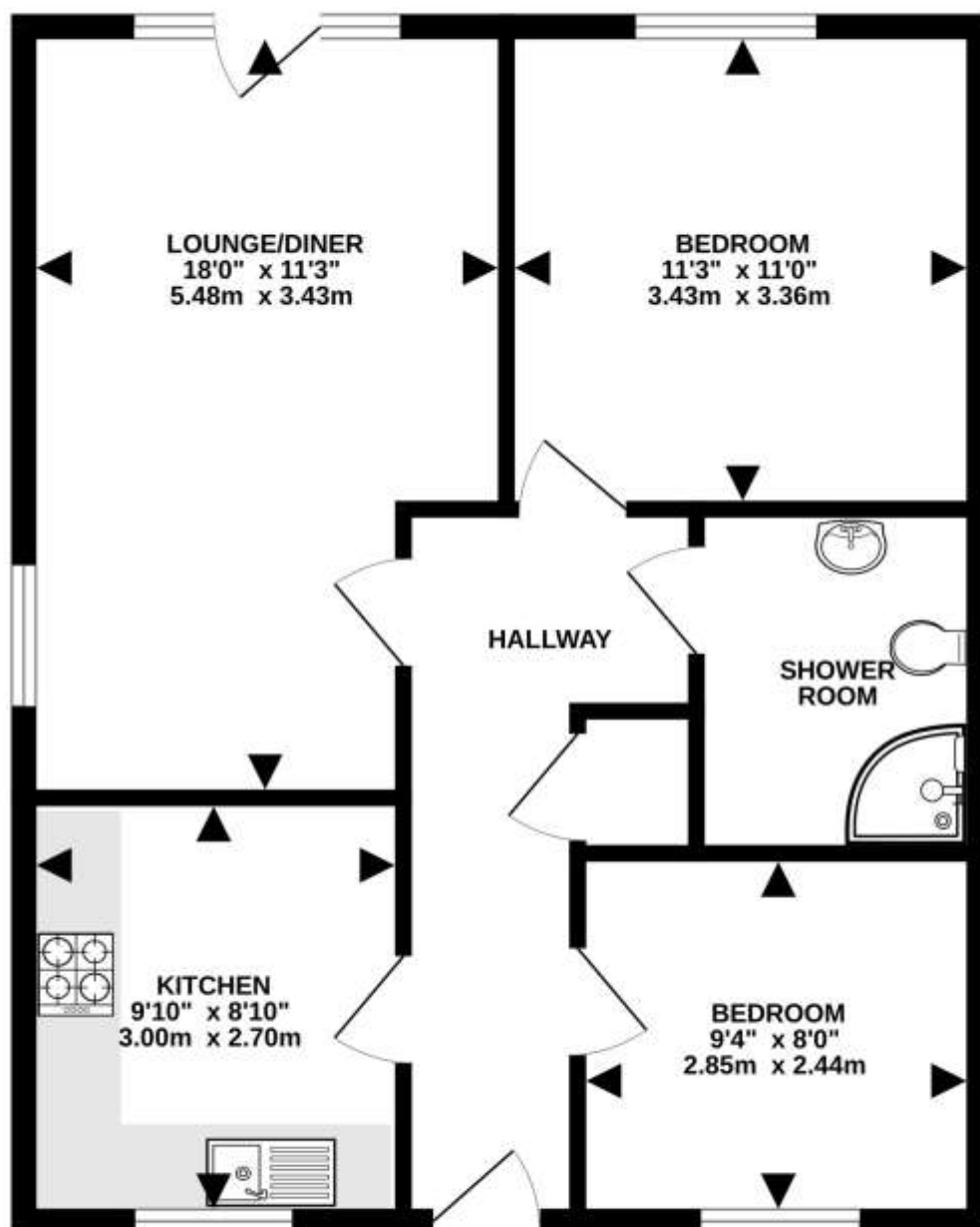
The property benefits from its own allocated parking space in an adjacent parking area and also benefits from additional visitor spaces.

Agents Note

Service charges are payable for the maintenance of local communal areas and amount to £106 per quarter. Call for further details.



GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 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 ©2025

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