



7 Waterford Lane
Cherry Willingham, Lincoln

BROWN & CO



7 Waterford Lane, Cherry Willingham, Lincoln

This exceptional and beautifully presented home has been lovingly restored and thoughtfully reconfigured by the current vendors, creating a truly stunning property that effortlessly blends contemporary design with practical family living. At the heart of the home lies an impressive open-plan living, kitchen and dining space. The bespoke Symphony kitchen is finished with premium Dekton worktops and a comprehensive range of integrated appliances, while bi-fold doors flood the space with natural light and open out onto the rear garden. Complementing this are a spacious lounge area and an additional snug, offering versatile living spaces. The ground floor further benefits from a welcoming entrance hall, a dedicated office, utility room, WC, and a versatile treatment room. A particularly unique feature is the cleverly converted space behind the garage doors, providing an ideal annexe or home business opportunity with its own access, bedroom and en-suite facilities.

Upstairs offers four well-proportioned bedrooms, including a principal suite with dressing area and en-suite, a second bedroom with its own dressing room and en-suite, and a contemporary family bathroom. Externally, the home sits on a generous plot of 0.20 of an acre with a substantial gravel driveway. To the rear, the enclosed garden is predominantly laid to lawn with a patio seating area, mature trees and a garden shed.



Entrance Hall

Double glazed bay window to front elevation, stairs to first floor with under stairs storage cupboard, shoe storage bench with coat hooks above, door to;

Office

Double glazed bay window to front elevation, built-in shelving.

Open Plan Living/Kitchen/Dining Area

This expensive open plan space is divided into three areas.

Lounge

Double glazed bi-fold doors and double glazed casement windows to rear elevation, door to;

Snug

Double glazed bay window to front elevation.

Kitchen

Double glazed bi-fold doors to rear elevation, bespoke Symphony kitchen with Dekton worktops and built-in sink with hot water tap and drainer, built-in appliances include double oven, dishwasher, fridge freezer, electric hob with extractor over, curved bench seating, door to;

Utility

Double glazed casement window to side elevation, fitted base units with one and half bowl sink and drainer, space and plumbing for washing machine and tumble dryer, space for second fridge freezer, door to;

WC

Double glazed casement window side elevation, two piece suite comprising low flush WC, wash basin in vanity unit.

Treatment Room

With door to side of elevation, radiator.

Plant Room

Housing hot water boiler and tank, under floor heating controls and fuse board.

Side Entrance Hall

This area is set behind the two garage doors and has been converted into a further useful space which could operate as an annexe or home business area. It has a door to the front elevation and stairs to bedroom five.

Bedroom Five

Double glazed Velux windows to side elevation, built-in wardrobe, column radiator, door to;

En-suite Shower Room

Three-piece suite comprising shower cubicle, wash hand basin, low flush WC, extractor, part tiled walls, heated towel rail.

First Floor

Bedroom One

Dressing Area

With column radiator, door to;

En-Suite Shower Room

Three piece suite comprising shower cubicle with dual shower head, wash basin in vanity unit, low flush WC, heated towel rail, extractor, part tiled walls.

Bedroom Area

Double glazed Velux windows to side elevation, double glazed casement window to rear elevation, column radiator.

Family Bathroom

Double glazed casement window to elevation, four piece suite comprising panel bath, large shower cubicle with dual shower head, low flush WC, wash basin in vanity unit, heated towel rail, column radiator, extractor, part tiled walls.



Bedroom Two

Double glazed casement window to rear elevation, column radiator, door to dressing room and en-suite bathroom.

Dressing Room

With column radiator.

En-suite Bathroom

Four piece suite comprising free-standing bath with shower mixer tap, wash basin in vanity unit, shower cubicle with dual shower head, low flush WC, extractor, part tiled walls.

Bedroom Three

Double glazed casement window to rear elevation, column radiator.

Bedroom Four

Double glazed casement window to front elevation, column radiator.

Landing

A generous landing area with two column radiators and loft access.

Outside

The front elevation office, a substantial gravel driveway with parking for several vehicles and a side pedestrian gate leads you through to a generous sized lawned garden with patio area, mature trees and a garden shed.

Services

We understand the property of mains water, gas, electric and main sewer connections. The property has underfloor heating throughout the ground floor with radiators serving the first floor.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band D

Mobile

We understand from the Ofcom website there is likely to be mobile coverage from EE, Three, O2 and Vodafone, but interested parties are advised to make their own enquiries with their network.

Broadband

Ofcom suggest that standard, superfast and ultra fast broadband is available with a max download speed of 1800 Mbps and a max upload 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 strictly by appointment with the agents on 01522 504304.

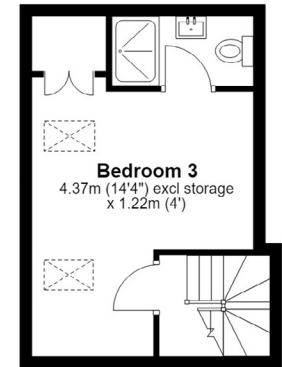
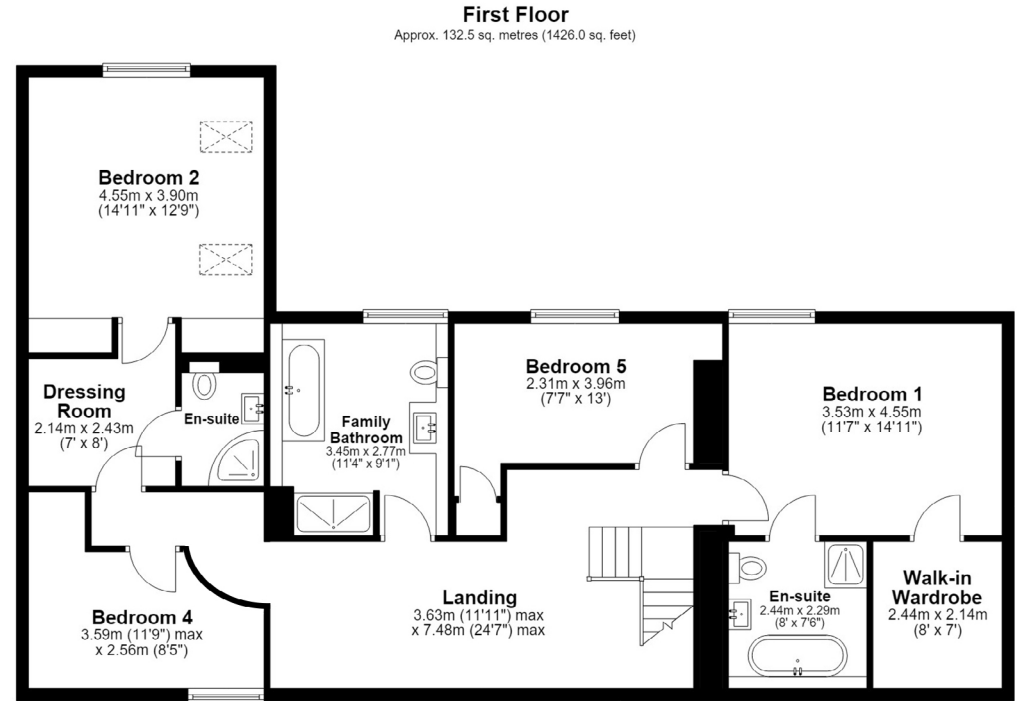
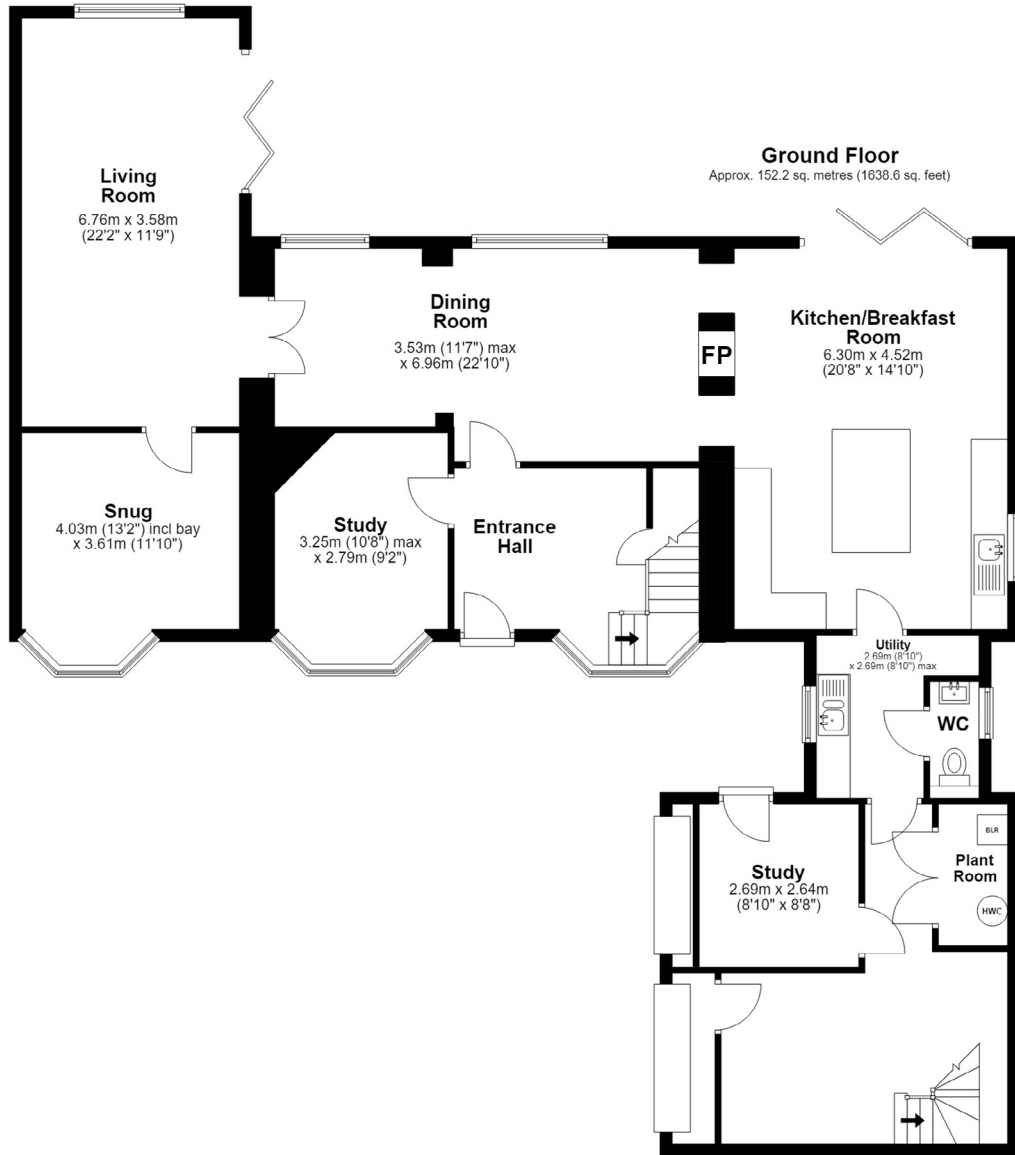
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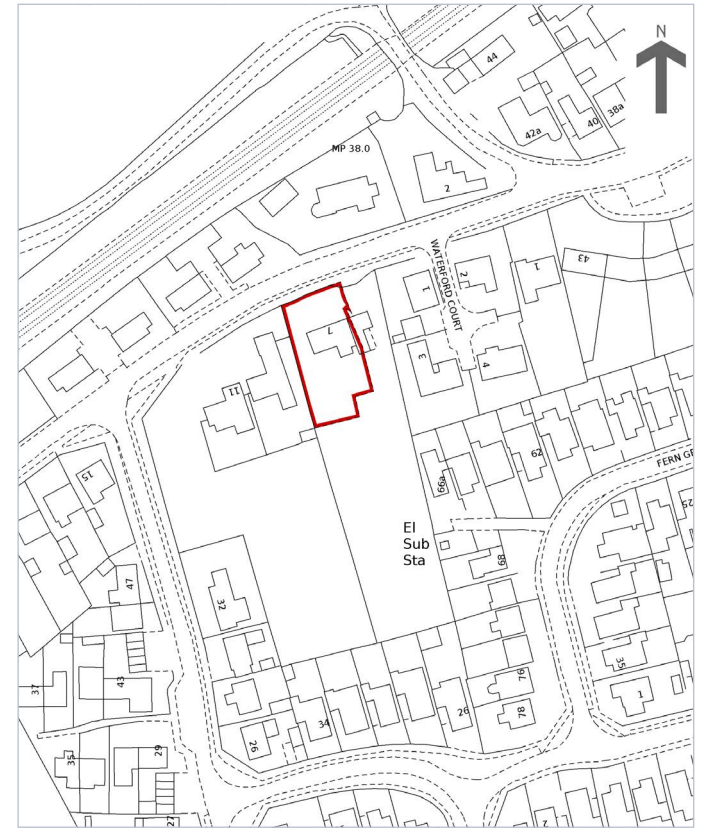
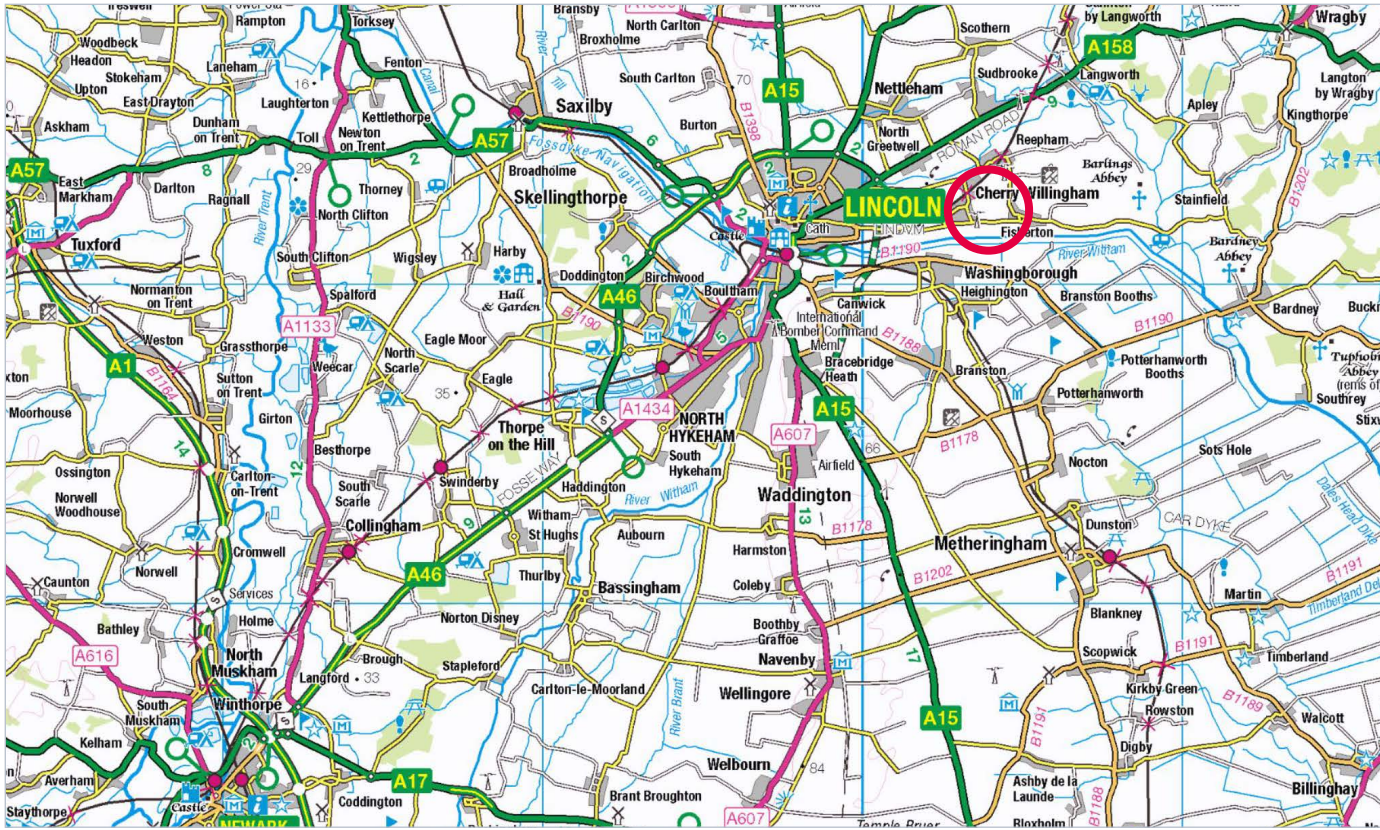




Total area: approx. 284.7 sq. metres (3064.7 sq. feet)

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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7 Waterford Lane, Cherry Willingham



Directions - LN3 4AL

From the Lincoln Eastern Bypass proceed towards Cherry Willingham and then turn left onto Waterford Lane. Follow the road round and the property can be found on your right.

<https://what3words.com/hooks.hops.thank>

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