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18 Hawthorn Avenue, Cherry Willingham, LN3 4JS



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Asking Price: £185,000



Situated within the popular village of Cherry Willingham is this two-bedroom semi-detached bungalow offering excellent potential for modernisation. Featuring a spacious kitchen diner, generous living room, driveway and a wonderful large rear garden, this property presents an ideal opportunity for downsizers, investors or buyers looking to create their ideal home.

#### Key Features

- Semi-detached bungalow
- Two good-sized bedrooms
- Spacious living room
- Kitchen diner
- NO CHAIN
- Wonderful large rear garden
- Driveway providing off-road parking
- Potential for modernisation
- EPC rating: TBC
- Tenure: Freehold



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## Introduction:

Situated within the highly sought-after village of Cherry Willingham is this two-bedroom semi-detached bungalow, offered for sale with no onward chain and presenting an excellent opportunity for buyers looking to modernise and personalise a home to their own taste.

The accommodation comprises a spacious kitchen diner, generous living room, bathroom and two well-proportioned bedrooms. The property benefits from a practical layout throughout and offers excellent potential for improvement and enhancement.

A standout feature of the home is the wonderful rear garden, providing an ideal space for gardening enthusiasts, families or those simply looking to enjoy outdoor living. To the front, the property also benefits from a driveway providing off-street parking.

Located within the ever-popular village of Cherry Willingham, the property enjoys easy access to a range of local amenities, shops, schools and transport links whilst remaining within convenient reach of Lincoln City Centre.

An excellent opportunity for a variety of purchasers including downsizers, investors and buyers seeking a bungalow with potential in a desirable village location. Early viewing is highly recommended.

## Accommodation

### Living Room

7.01m x 3.07m (23'0" x 10'1")

A generous reception space with ample room for both seating and dining furniture. Large windows allow for plenty of natural light, creating a bright and welcoming atmosphere.

### Kitchen Diner

4.85m x 2.69m (15'11" x 8'10")

Fitted with a range of units and offering space for dining. A well-proportioned room with excellent potential for updating and modernisation.

### Bedroom One

3.62m x 2.86m (11'11" x 9'5")

A comfortable double bedroom to the front aspect with fitted wardrobes.

### Bedroom Two

2.72m x 3.38m (8'11" x 11'1")

A further good-sized bedroom, overlooking the rear garden. Offering versatility for use as a guest room, home office or additional reception room if required.

### Bathroom

1.6m x 1.79m (5'2" x 5'11")

Fitted with bath and wash basin with separate WC adjoining.

## Outside

The property benefits from a driveway providing off-road parking to the front. To the rear is a wonderful large, enclosed garden, mainly laid to lawn with excellent potential for landscaping and outdoor entertaining.

## Agent Notes

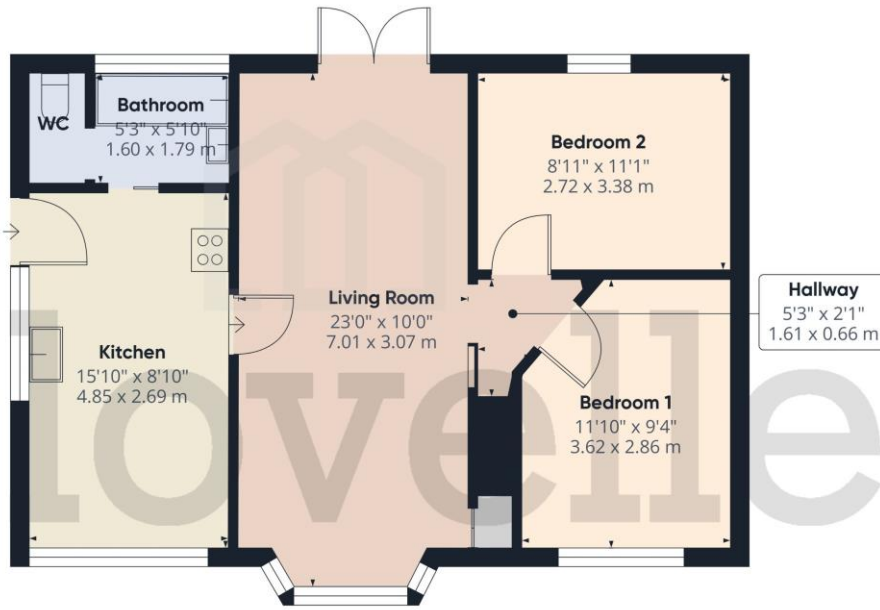
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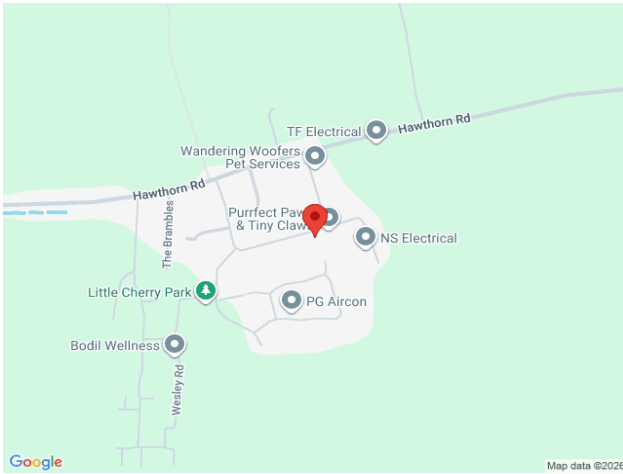


Approximate total area<sup>(1)</sup>  
637 ft<sup>2</sup>  
59.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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01522 305605

lincoln@lovelle.co.uk

