



- Detached Bungalow
- Extensively Upgraded
- Ready To Move Straight In
- Two Bedrooms

- Lounge & Dining Room
- Kitchen & Shower Room
- Extensive uPVC Double Glazing & Gas Central Heating
- Garage & Driveway For Three Cars

Lady Meers Road, Cherry Willingham, LN3 4BW
£285,000





Situated on Lady Meers Road in Cherry Willingham within very close proximity to Cherry Willingham shopping parade. Starkey&Brown are delighted to offer for sale this extensively refurbished two bedroom bungalow. Accommodation comprises an entrance hallway, a lounge, a dining room, a newly fitted kitchen and a shower room. Extensive uPVC double -glazing and gas central heating. Outside there's a new driveway with off-street parking for three cars leading up to a single garage. The front garden is mainly laid to lawn. There is also a rear garden which is south-facing, mainly laid to lawn with two separate patio areas. To truly appreciate this properties size and condition an internal inspection is highly recommended. Council tax band: B. Freehold.



Front door into:

Hallway

A uPVC window to the side aspect and coving to the ceiling.

Lounge

15' 4" into bay x 12' 8" (4.67m x 3.86m)

A uPVC walk-in bay window with shutter blind and a single radiator. Archway through to:

Dining Room

10' 6" x 8' 6" (3.20m x 2.59m)

A double radiator, sliding patio doors to the rear garden, and shutter blind.

Kitchen

10' 10" x 9' 10" (3.30m x 2.99m)

Having a range of high gloss fitted wall and base units with ample worktop surfaces, a range of built-in appliances, including a fridge, a freezer, a dishwasher, a 4-ring ceramic hob with extractor over with glass splashback, oven, grill, and a microwave. One and a half sink with single drainer unit, a uPVC window with shutter blind and a uPVC door leading to the rear garden.

Bedroom 1

12' 2" x 10' 1" (3.71m x 3.07m)

Full-length fitted wardrobe with mirror-fronted sliding doors, a single radiator, and a uPVC window with a shutter blind.

Bedroom 2

11' 1" x 7' 10" (3.38m x 2.39m)

Having a uPVC window to the rear aspect with a vertical blind, a single radiator, a built-in wardrobe with mirror-fronted sliding doors, built-in shelving and a radiator.

Shower Room

7' 9" max x 6' 3" (2.36m x 1.90m)

A walk-in double shower cubicle with mains-fed shower inset and a rainfall shower over, vanity sink unit with storage below, a low-level flush WC, fully tiled walls and flooring, inset spotlights to ceiling, heated towel and a uPVC window to the side aspect.

Outside Front

Mainly laid to lawn with a tarmac driveway with off-street parking for three cars and access to a single garage.

Single Garage

17' 0" x 8' 6" (5.18m x 2.59m)

Having an up-and-over door, light, and power. Personal door to the rear garden.

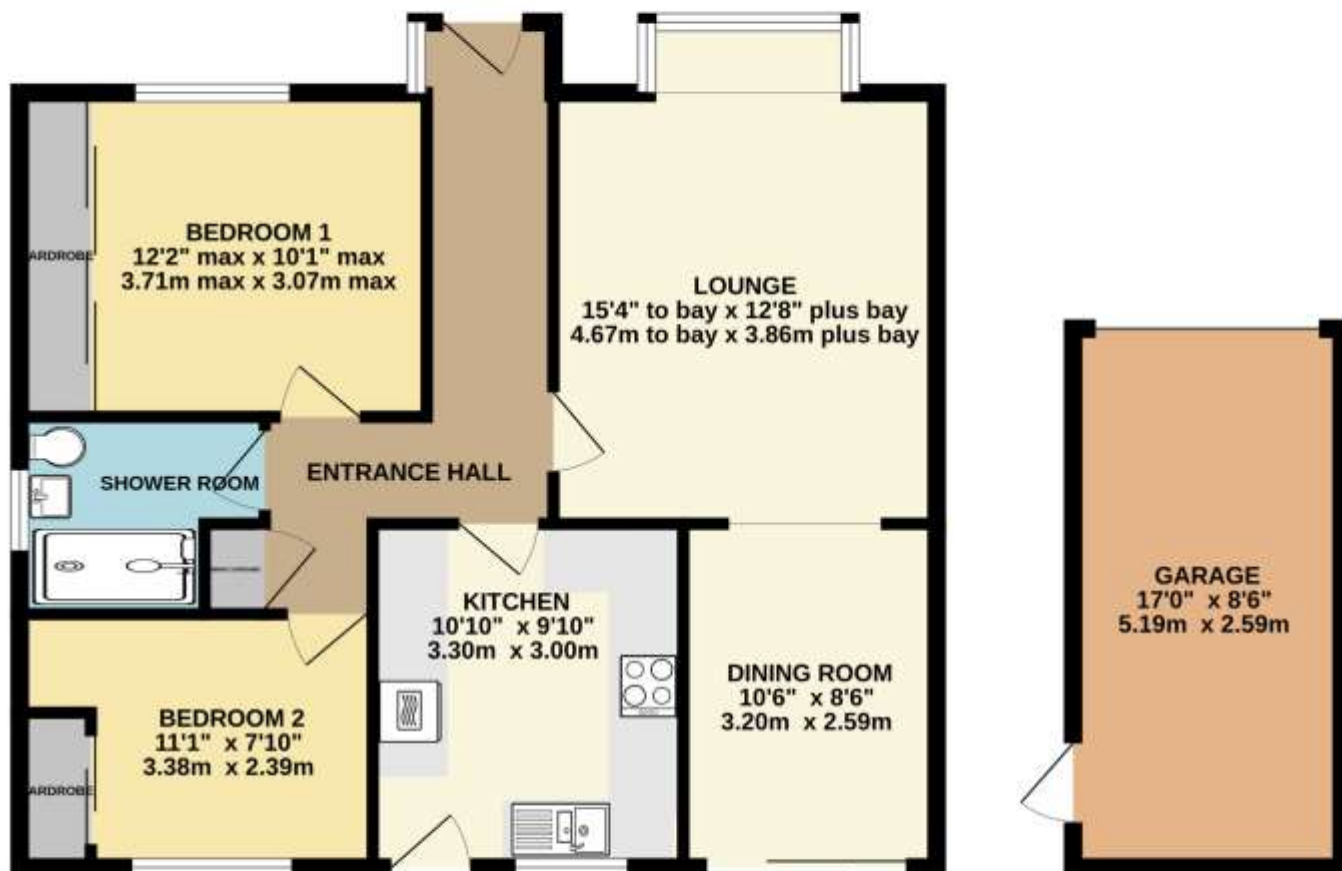
Outside Rear

Predominantly south-facing, mostly laid to lawn with a variety of flowers, plants and shrubs. Two paved patio areas and a fenced surround.





GROUND FLOOR 877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA: 877 sq.ft. (81.5 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.

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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.

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