

23 St. Matthews Close

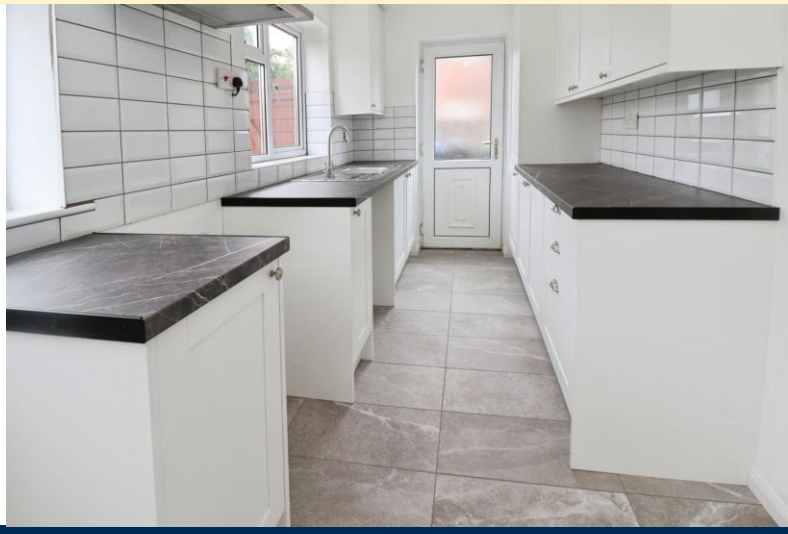
Cherry Willingham, LN3 4LS

Book a Viewing!

£195,000

A beautifully presented three bedroom semi detached home, ideally situated at the end of a quiet cul-de-sac within the highly sought after village of Cherry Willingham. The property has been recently redecorated throughout and further enhanced by the current owners, including the installation of new carpets and a stylish new kitchen, creating a fresh, contemporary and inviting home ready to move straight into. The accommodation briefly comprises an Entrance Porch, Hallway, comfortable Lounge, newly fitted Kitchen/Diner and Family Bathroom. To the First Floor, a Landing provides access to Three well proportioned Bedrooms. Externally, the property benefits from a driveway providing off-road parking for multiple vehicles, a detached garage and generous lawned gardens to both the front and rear, providing an excellent space for families, children and outdoor entertaining. Offered for sale with No Onward Chain, this thoughtfully improved home is ideally suited to a range of buyers. Early viewing is strongly recommended to fully appreciate the quality, location and accommodation on offer.





23 St. Matthews Close, Cherry Willingham, LN3 4LS







SERVICES
All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

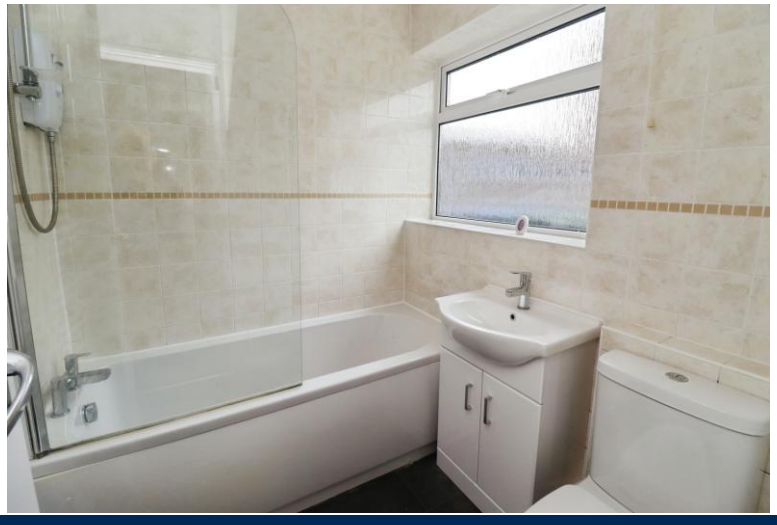
VIEWINGS - By prior appointment through Mundys.

LOCATION
The pleasant village of Cherry Willingham is located approximately 4 miles East of the Cathedral City of Lincoln. The village has local shopping including a Co-op, post office, Doctor's surgery, pharmacy, public house, takeaways and local primary and secondary schooling. Cherry Willingham is well served by the new Eastern Bypass providing easy access to the North of Lincoln and beyond and also has a direct bus route into Lincoln City Centre.









ACCOMODATION

PORCH
With double glazed windows to the front and side aspects.

HALL
With staircase to the First Floor, understairs storage cupboard and radiator.

LOUNGE
14' 10" x 9' 11" (4.54m x 3.04m) With double glazed window to the front aspect, wall hung electric fire and radiator.

KITCHEN/DINER
16' 0" x 6' 6" (4.90m x 2.00m) Fitted with a range of wall and base units with work surfaces over, spaces for a cooker, washing machine and fridge freezer, stainless steel sink with side drainer and mixer tap over, tiled splashbacks, radiator, two double glazed windows to the rear aspect and door to the garden.

BATHROOM
Fitted with a three piece suite comprising of panelled bath with a shower over and glass shower screen, close coupled WC and wash hand basin, towel radiator, tiled splashbacks and double glazed window to the side aspect.

FIRST FLOOR LANDING
With double glazed window to the side aspect

BEDROOM 1
12' 11" x 11' 0" (3.95m x 3.36m) With double glazed window to the front aspect, over stairs storage cupboard and radiator.

BEDROOM 2
10' 7" x 7' 10" (3.23m x 2.40m) With double glazed window to the rear aspect, storage cupboard and radiator.

BEDROOM 3
3 7' 11" x 7' 6" (2.43m x 2.29m) With double glazed window to the rear aspect and radiator.

OUTSIDE
To the front of the property there is a lawned garden with flowerbeds. There is a driveway providing off-street parking and access to the garage. The single garage has an up-and-over door to the front, personnel door to the side, two windows, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn.



WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for m**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**
Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

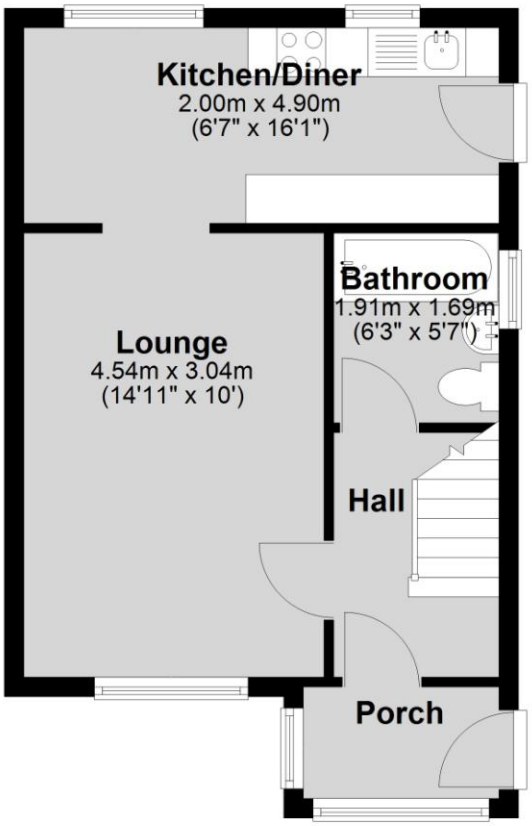
GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

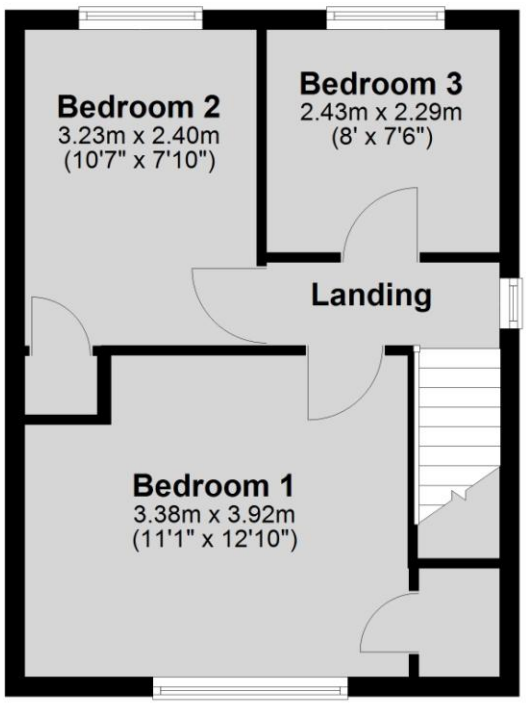
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor
Approx. 34.6 sq. metres (372.9 sq. feet)



First Floor
Approx. 30.2 sq. metres (325.6 sq. feet)



Total area: approx. 64.9 sq. metres (698.5 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman