

- Extended Detached House
- Envidable Cul-De-Sac Position
- Overlooks Local Green Space
- Popular Village Location
- Five Double Bedrooms & Two Bathrooms
- Large Driveway & Garage
- Generous Rear Garden
- Call Today To View!

Lady Meers Road, Cherry Willingham, LN3 4BW  
£450,000



**EXTENDED FAMILY HOME!!** Starkey&Brown are pleased to offer for sale this extended and remodelled detached family home which stands in an enviable cul-de-sac position, overlooking local green space in the ever-popular and well-served village of Cherry Willingham.

Over recent years, the property has benefited from an extension and a comprehensive scheme of improvement works and has spacious accommodation which briefly comprises an entrance hallway, a ground floor WC, play room, lounge with bay window, 20'6 kitchen diner, garden room with insulated roof and French doors leading onto the garden, and a utility room.

On the first floor, there are five well-proportioned double bedrooms, an ensuite shower room to the master bedroom, and a separate family bathroom with a four-piece suite.

Outside the property stands upon a substantial plot, with a driveway offering space for four cars, an integral single garage, and a generous, split-level rear garden which offers an excellent degree of privacy.

Call today to arrange a viewing! Council tax band: D. Freehold.



### Entrance Hallway

Having a uPVC front entrance door, a ceramic tiled floor, a radiator, a covered ceiling, stairs rising to the first floor, and an understairs storage cupboard.

### Ground Floor WC

Remodelled in 2025. Having a low-level WC, a wash hand basin set in a vanity unit, tiled flooring, part tiled walls, a radiator, and a covered ceiling.

### Play Room

16' 4" x 8' 6" (4.97m x 2.59m)

Having laminate wood-effect flooring, a radiator, and a coved ceiling.

### Lounge

13' 11" x 12' 7" excluding bay (4.24m x 3.83m)

Having a contemporary style remote control coal effect fireplace with natural stone hearth and surround, a walk-in bay window to the front aspect, a radiator, a coved ceiling, and oak bi-folding doors leading to:

### Kitchen Diner

20' 6" x 9' 10" (6.24m x 2.99m)

Re-modelled in 2021. Having a range of matching wall and base units, one and a half bowl single drainer stainless steel sink unit with mixer taps over, built-in oven, hob and cooker hood, integral fridge freezer, integral dishwasher, a radiator, and a sliding patio door leading into:

### Garden Room

13' 1" x 9' 10" (3.98m x 2.99m)

Having an insulated roof, a ceramic tiled floor, a radiator, and French doors leading onto the rear garden.

### Utility

8' 10" x 5' 10" (2.69m x 1.78m)

Having plumbing for a washing machine and space for a tumble dryer with work surfacing over, a Worcester central heating boiler (installed 2021 and serviced annually), laminate wood effect flooring, a radiator, LED downlights, a coved ceiling, and a uPVC door leading to the rear garden.

### First Floor Landing

### Master Bedroom

14' 0" x 12' 4" (4.26m x 3.76m)

Having fitted wardrobes, a radiator, and a coved ceiling.

### En-Suite

Remodelled in 2023. Having a three-piece suite comprising a shower cubicle with mains-fed rainfall shower, an additional hand-held shower and sliding glass shower door, a wash hand basin set in a vanity unit with additional complimentary storage units, a low-level WC with concealed cistern, wood-effect flooring, heated towel rail, part tiled walls and an extractor.

### Bedroom 2

11' 10" x 10' 0" (3.60m x 3.05m)

Having a radiator, a fitted wardrobe, and a coved ceiling.

### Bedroom 3

16' 4" x 8' 4" (4.97m x 2.54m)

Having a built-in storage cupboard, a radiator, and a coved ceiling.

### Bedroom 4

10' 8" x 9' 7" (3.25m x 2.92m)

Having a radiator and a coved ceiling.

### Bedroom 5

11' 6" x 9' 6" max (3.50m x 2.89m)

Having a radiator, a fitted wardrobe, and a coved ceiling.

### Family Bathroom

Re-modelled in 2023. Having a 4-piece suite comprising a corner tiled shower cubicle with a mains-fed rainfall shower, an additional hand-held shower and sliding glass shower doors, a panelled bath, a wash hand basin set in a vanity unit, a low-level WC, tiled effect vinyl flooring, a heated towel rail, part tiled walls, an extractor and an electric point.

### Outside Front

To the front of the property, there is an established lawned garden with a variety of shrubs and trees, a block paved driveway with space for at least 4 vehicles, an electric vehicle charge point, access to a garage, a storm porch leading to the front entrance door, and a gate at the side leading to the rear garden.

### Garage

16' 7" x 8' 6" (5.05m x 2.59m)

Having an up and over door, power and light, a window to the side, and a uPVC door leading to the rear garden.

### Outside Rear

To the rear of the property is an established and generous-sized split-level garden comprising a lawn with a large patio area, a variety of plants, shrubs, and trees, outside lighting, and a cold water tap. Steps leading to a further raised area, which is also lawned with a variety of plants, shrubs, and trees, and a garden shed.





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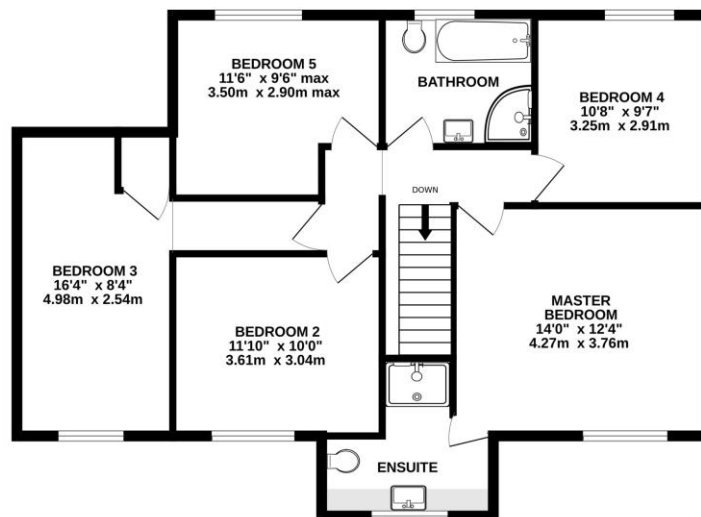
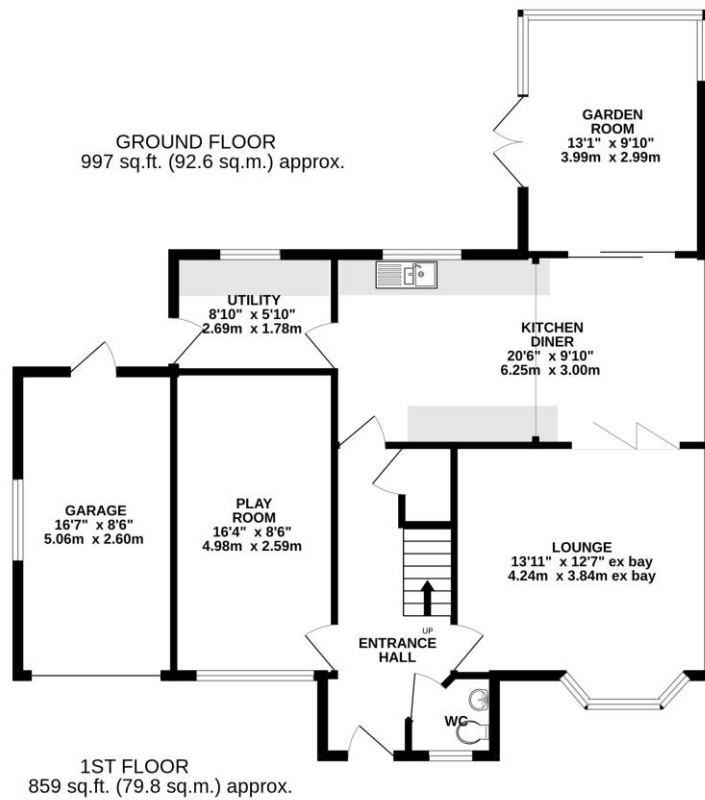
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**TOTAL FLOOR AREA : 1856 sq.ft. (172.4 sq.m.) approx.**

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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34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



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