



- No Onward Chain
- Semi-Detached House
- 2 Bedrooms
- Kitchen Diner & Downstairs WC
- Driveway Parking & Generous Rear Garden
- Modern Interiors Throughout
- 10 Minute Drive To Lincoln City Centre
- EPC Rating: 82B

Kingfisher Close, Cherry Willingham, LN3 4FP
£189,950



Offered for sale with no onward chain is this modern 2 bedroom semi-detached house located in the village of Cherry Willingham. The property is a short 10 minute drive from Lincoln city centre and was built in 2017 and comes with a EPC rating of 82B. The ground floor comprises of a 13'10" x 12'4" lounge with stairs rising to the first floor, a kitchen diner with a range of eye and base level units, a wall mounted combination boiler serviced in 2024 and access to a downstairs WC. To the first floor there are 2 bedrooms, bedroom 1 measuring 12'1" x 13'10" with 2 storage cupboards with bedroom 2 measuring 9'5" x 7'2". Finishing the first floor is a 3-piece bathroom suite. Further benefits of the property includes gas central heating and uPVC double glazing. Externally there is a generous garden which is mostly laid to lawn with a patio seating area and driveway parking for a minimum of 2 vehicles. Cherry Willingham has a range of local amenities these include schooling at primary and secondary levels, GP surgery, pharmacy, Co-op food store and a regular bus service to and from Lincoln city centre. For further details and viewing requests please contact Starkey&Brown. Council tax band: A. Freehold.



Lounge

Composite front door entry to the front aspect, a radiator, a uPVC double-glazed window to the front aspect, and feature wood panelling to the wall. Access to:

Kitchen Diner

13' 10" x 9' 2" (4.21m x 2.79m)

Having a range of base and eye level units with counter worktops, space and plumbing for appliances, an integrated oven, 4 ring gas hob with an extractor hood over, uPVC double-glazed window to the rear aspect, and French doors to the rear aspect leading onto the rear garden. Wall-mounted gas central heating combination boiler - serviced in 2024 and a radiator. Access to:

Downstairs WC

2' 11" x 6' 0" (0.89m x 1.83m)

Having a corner handwash basin and a low-level WC.



First Floor Landing

Loft access with access to the bedrooms and the bathroom.

Bedroom 1

12' 1" x 10' 5" (3.68m x 3.17m)

Having a uPVC double-glazed window to the front aspect, a radiator, and 2 storage cupboards.



Bedroom 2

9' 5" x 7' 2" (2.87m x 2.18m)

Having a uPVC double-glazed window to the rear aspect, and a radiator.

Bathroom

6' 2" x 5' 6" (1.88m x 1.68m)

Three-piece suite comprising pedestal wash hand basin unit, a low-level WC, panelled bath with showerhead over, a radiator, and a uPVC double-glazed obscured window to the rear aspect.



Outside

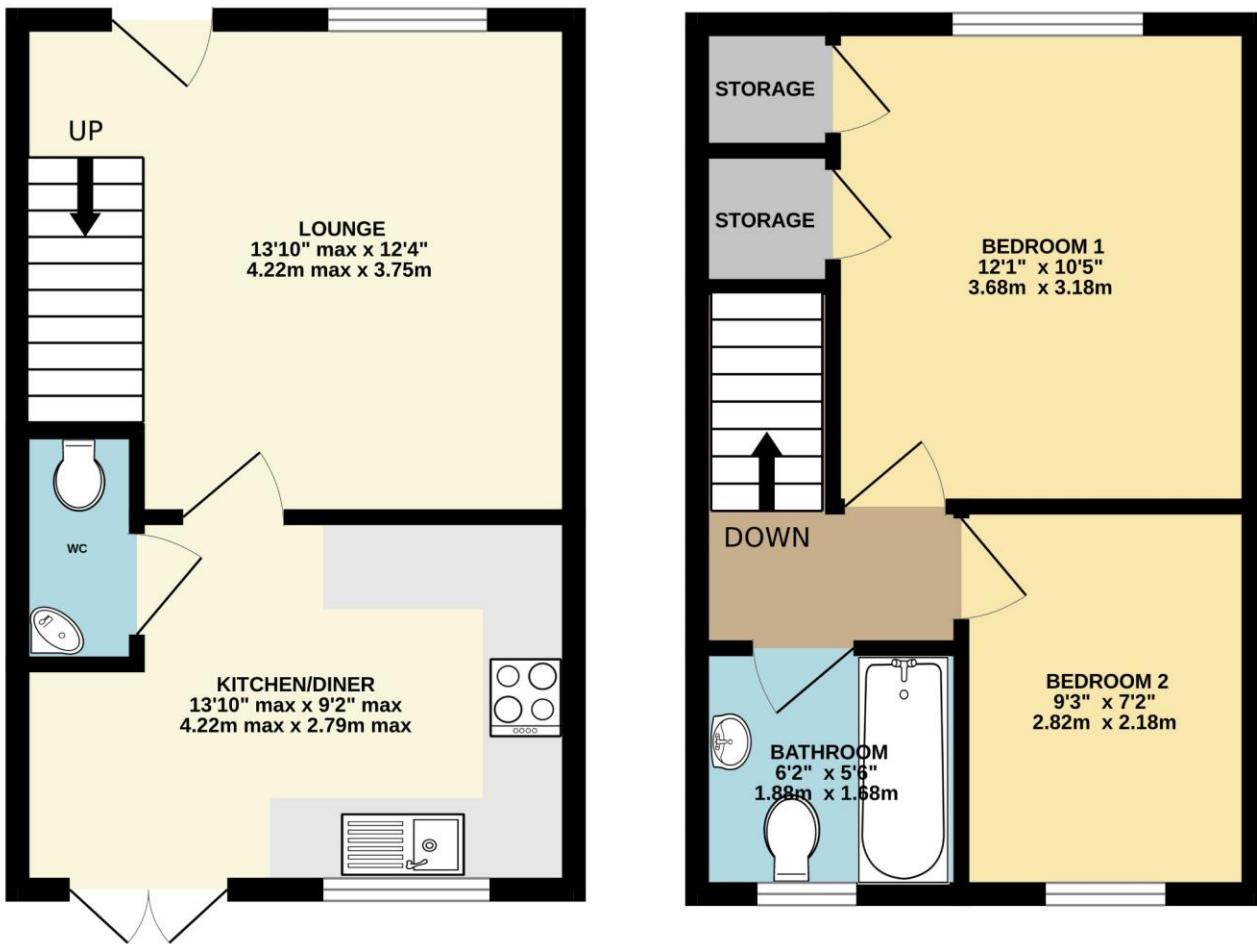
Having an enclosed rear garden with fenced perimeters, mostly laid to lawn with paving, an external water source, and a shed. Gated access leading to the front driveway. Driveway provides parking provisions for 2 vehicles. With pathway access to the front door entrance.





GROUND FLOOR
297 sq.ft. (27.6 sq.m.) approx.

1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA: 594 sq.ft. (55.2 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 vendor'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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