



**67 Jubilee Close**  
Cherry Willingham, LN3 4FG

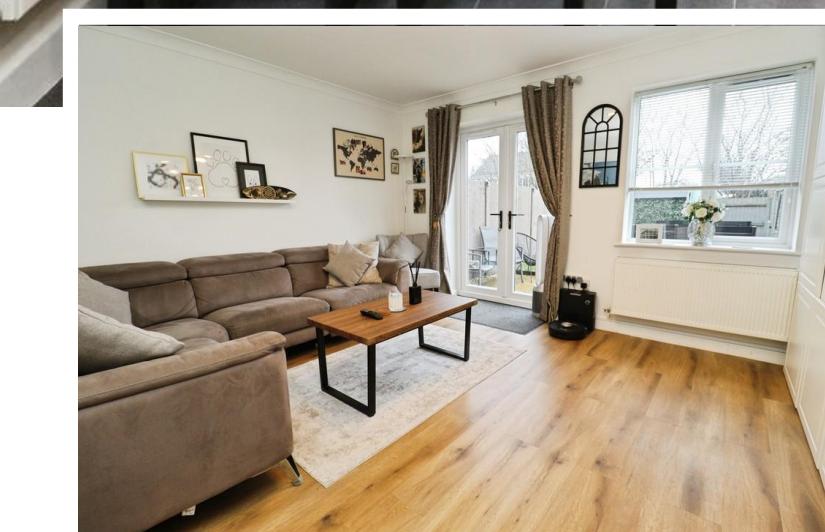


Book a Viewing!

**£179,950**

A modern Two Bedroom Mid Terraced Home, pleasantly positioned within a popular residential area of the sought after village of Cherry Willingham, located just to the east of the Cathedral City of Lincoln. Tucked away at the end of a quiet cul -de-sac, the property offers immaculate and well planned accommodation comprising an Entrance Hall, modern fitted Kitchen, Cloakroom/WC and a spacious Lounge. To the First Floor there is a Landing leading to two generous Bedrooms and a contemporary Bathroom. Outside, the property benefits from off street parking, an electric vehicle charging point and an enclosed rear garden. Viewing of this beautiful home is highly recommended.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – A.**

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

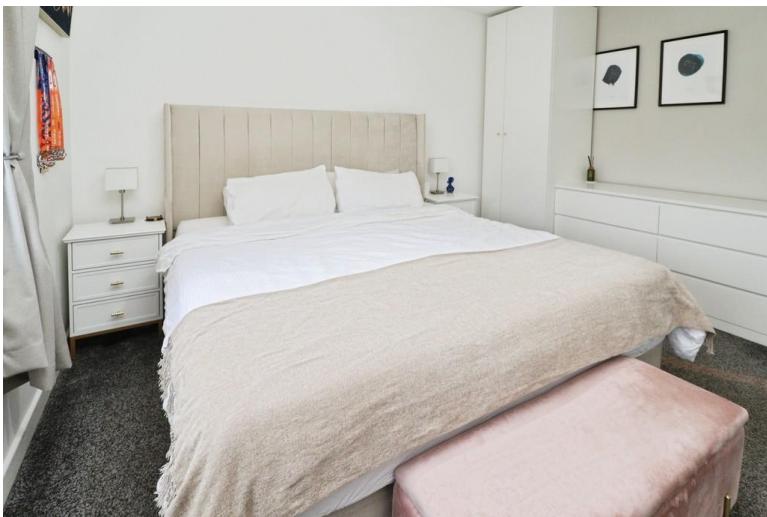
There is an Annual Service Charge £110.00.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

**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.



## ACCOMMODATION

### ENTRANCE HALL

With staircase to the first floor, storage cupboard, LVT flooring and radiator.

### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks, LVT flooring and radiator.

### KITCHEN

14' 9" x 7' 9" (4.51m x 2.38m) Fitted with a stylish range of wall and base units with work surfaces over, 1½ bowl sink unit with side drainer and mixer tap over, electric oven and gas hob with extractor fan over, spaces for fridge freezer and washing machine, wall mounted gas fired central heating boiler, tiled splashbacks, spotlights, radiator and double glazed window to the front aspect.



### LOUNGE

14' 3" x 12' 5" (4.36m x 3.81m) With double glazed window and French doors to the rear garden, LVT flooring and radiator.

### FIRST FLOOR LANDING

With radiator and airing cupboard.

### BEDROOM 1

14' 6" x 12' 8" (4.42m x 3.87m) With double glazed window to the front aspect and radiator.

### BEDROOM 2

14' 7" x 7' 11" (4.46m x 2.42m) With double glazed window to the rear aspect and radiator.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC, pedestal wash hand basin, part tiled walls, spotlights, chrome towel radiator and double glazed window to the rear aspect.

### OUTSIDE

To the front of the property there is an allocated parking space with electric vehicle charge point, providing off street parking. To the rear of the property there is an enclosed garden laid mainly to lawn with a patio seating area and garden shed. There are outside taps to the front and rear and a double power socket to the rear.





#### WEBSITE

Our detailed web site 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](http://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 more details.

#### 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.

CWHD, J Walker and Calum Lyman will be able to provide information and services they offer relating to surveys. Should you decide to instruct them 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 them 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 556084 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

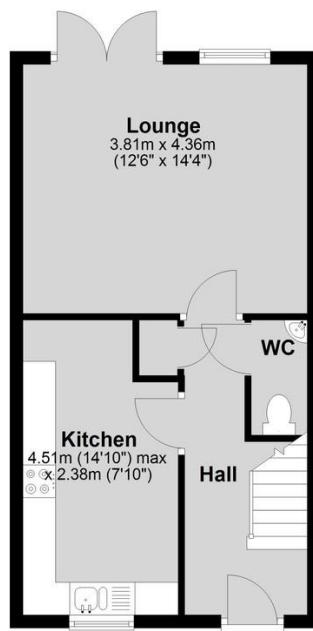
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

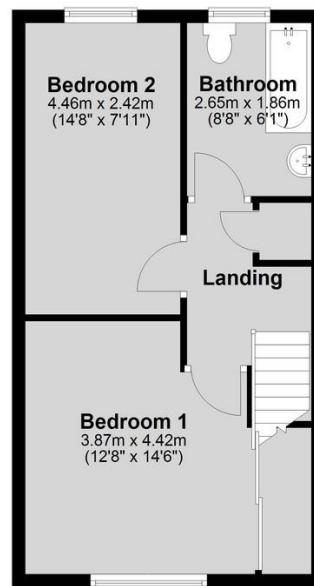
Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England No. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



**Ground Floor**  
Approx. 36.7 sq. metres (395.2 sq. feet)



**First Floor**  
Approx. 37.1 sq. metres (399.5 sq. feet)



Total area: approx. 73.8 sq. metres (794.6 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 and 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.