



- Detached Family Home
- Approx 0.33 Acres
- Non Estate Position
- Popular Village Location
- 4 Good Size Bedrooms
- Large Driveway & Garage
- Substantial Rear Garden
- Viewing Recommended!

Church Lane, Cherry Willingham, LN3 4AB,  
Offers In Region Of £400,000





Starkey&Brown are pleased to offer for sale this very well presented detached family home, located in a non-estate position in Cherry Willingham and standing on a delightful plot extending to approximately 0.33 acres. Lovingly maintained accommodation briefly comprises entrance porch, hallway, 22'5 lounge diner with patio doors leading into 19'5 conservatory, 16'10 dining room, modern kitchen and ground WC/utility room. To the first floor there are four well proportioned bedrooms, four piece family bathroom and a large storage cupboard. Outside the property has a generous driveway with space for at least 5 cars, brick built garage and a substantial rear garden which is mainly laid to lawn. Call today to view! Council tax band: D. Freehold.



## Entrance Porch

Having uPVC front entrance door and ceramic tiled floor. Door into:

## Entrance Hallway

Having laminate wood effect flooring, radiator, wall lights, stairs rising to first floor and understairs storage cupboard.

## Lounge Diner

22' 5" max x 13' 6" max (6.83m x 4.11m)

Having electric log effect fireplace with granite effect hearth and inset and wooden surround, 2 radiators, coved ceiling and sliding patio door leading into:

## Conservatory

19' 5" max x 12' 4" max (5.91m x 3.76m)

Being of uPVC construction with brick built base and having ceramic tiled floor, fitted window blinds, ceiling fan and French doors overlooking the rear garden.

## Dining Room

16' 10" x 8' 6" (5.13m x 2.59m)

Having wood effect vinyl flooring, radiator, LED downlights, a range of base units with glass display cabinets over and opening into:

## Kitchen

11' 8" x 10' 6" (3.55m x 3.20m)

Having being upgraded in 2018 and having a range of matching wall and base units, built-in wine rack, one and half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in eye level double oven, gas hob with cooker hood over, plumbing for dishwasher, space for fridge freezer, wood effect vinyl flooring, LED downlights and radiator.

## Utility/WC

Having plumbing for washing machine with work surfacing over, low level WC, wash hand basin set in vanity unit with tiled splash backs, ceramic tiled floor and heated towel rail.

## First Floor Landing

Having radiator, access to loft and large walk-in storage cupboard housing Worcester central heating boiler.

## Bedroom 1

12' 0" min x 10' 4" (3.65m x 3.15m)

Having fitted wardrobes with matching bedside cabinets and dressing unit, laminate wood effect flooring, radiator, coved ceiling, windows with views over the rear garden.

## Bedroom 2

11' 8" x 10' 2" min (3.55m x 3.10m)

Having a range of fitted wardrobes and radiator.

## Bedroom 3

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

Having a range of fitted wardrobes and radiator.

## Bedroom 4

10' 3" max x 8' 4" max (3.12m x 2.54m)

Having laminate wood effect flooring and radiator.

## Family Bathroom

Having 4 piece suite comprising tiled shower cubicle, electric shower appliance, panelled bath, pedestal wash hand basin, low level WC, ceramic tiled floor, heated towel rail and fully tiled walls.

## Outside Front

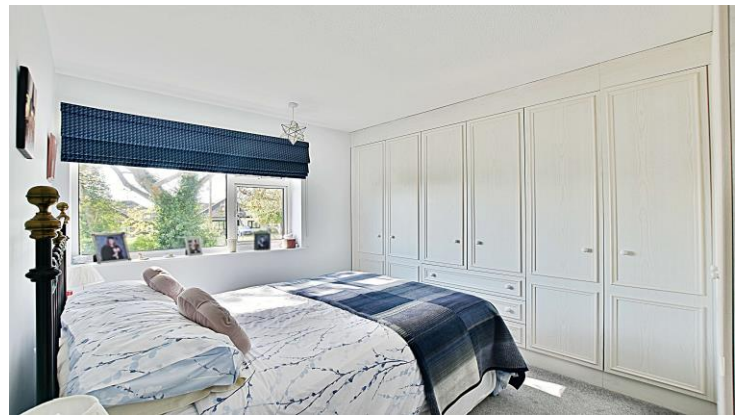
There is a generous sized frontage comprising lawn with established shrubs and trees, block paved driveway with space for at least 5 vehicles. Further block paved driveway extending to side and garage, outside lighting, cold water tap. Gate at side leading to rear garden.

## Garage

Being of brick built construction with up and over door.

## Outside Rear

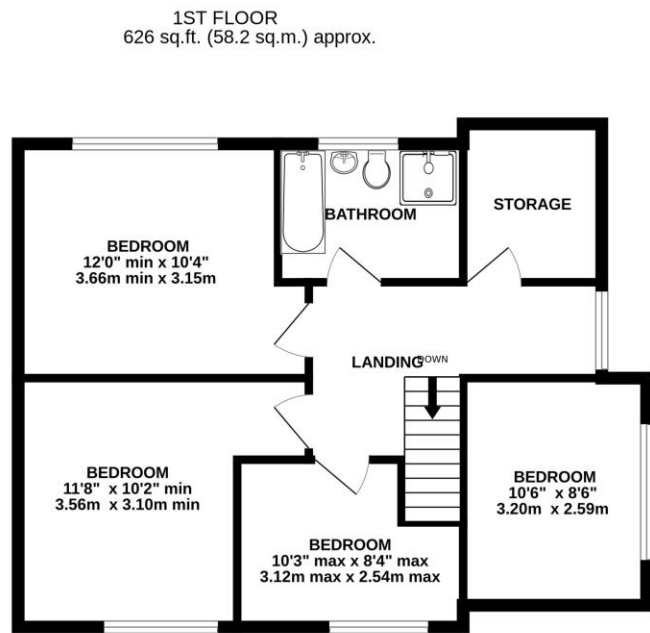
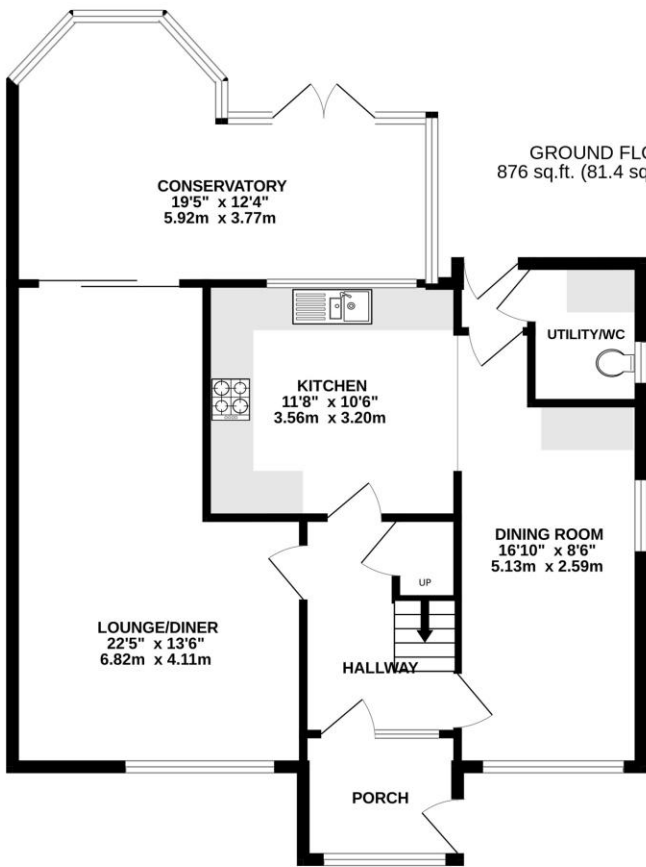
To the rear of the property there is a substantial lawned garden offering an excellent degree of privacy with a wide variety of plants, shrubs, trees and fruit trees, block paved patio area, outside lighting, personnel door to garage, large garden shed and several vegetable plots.





TOTAL FLOOR AREA : 1502 sq.ft. (139.5 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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