



## 5 Hawthorn Avenue

Cherry Willingham, Lincoln, LN3 4JS



Book a Viewing!

**£249,950**

Completely renovated by local builders at Natomar Homes Ltd, a three bedroomed semi-detached home located on the outskirts of the popular village of Cherry Willingham and within easy access into Lincoln City Centre and the A46 Bypass. This extended ho use has been renovated to a high standard by the current owners and offers an Entrance Hallway, Sitting Room, an impressive Open Plan Living Space to the rear with a Lounge/Dining Area with a multi-fuel burner and a Kitchen Area with a high quality fitted Kitchen and built-in appliances, a large Bathroom with a Shower Area and the First Floor Landing leads to three Bedrooms with an En-suite Shower Room to the main Bedroom. Outside there is a gravelled area to the front providing ample off road parking and a generous sized rear lawned garden with a private patio area. Viewing of the property is essential to appreciate the standard of accommodation on offer. The property is being sold with No Onward Chain.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**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.





## ACCOMMODATION

### HALL

With composite external door, vinyl flooring, stairs to the first floor, storage cupboard and spotlighting.

### SITTING ROOM

11' 11" x 9' 8" (3.63m x 2.95m) With a bay window with three UPVC double glazed windows, spotlighting and radiator.

### LOUNGE/DINER

16' 1" x 11' 4" (4.9m x 3.45m) With UPVC double glazed window, vinyl flooring, radiator, spotlighting and a fireplace with a multi-fuel burner.



### KITCHEN

15' 6" x 10' 11" (4.72m x 3.33m) With UPVC double glazed window and composite external door, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, matching upstand, stainless steel sink unit and drainer, integrated double oven, four ring induction hob with matching glass splashback and extractor fan over, integral dishwasher, plumbing and space for washing machine, integrated fridge freezer, spotlighting and vertical radiator.

### BATHROOM

9' 7" x 5' 2" (2.92m x 1.57m) With UPVC double glazed window, vinyl flooring, suite to comprise of low level WC, wash hand basin with cupboard space below and a bath with tiled surround, heated towel rail and opening into the a shower area.



### SHOWER AREA

5' 7" x 5' 2" (1.7m x 1.57m) With a walk-in shower with a rainfall shower and tiled surround.

### FIRST FLOOR LANDING

With UPVC double glazed window and access to the roof void.

### BEDROOM 1

12' 10" x 11' 11" (3.91m x 3.63m) With two UPVC double glazed windows and radiator.

### EN-SUITE

With vinyl flooring, low level WC, wash hand basin with cupboard space below, tiled splashback, shower cubicle with rainfall shower and tiled surround, heated towel rail, spotlighting and extractor fan.

### BEDROOM 2

11' 6" x 7' 10" (3.51m x 2.39m) With UPVC double glazed window and radiator.

### BEDROOM 3

8' 6" x 7' 11" (2.59m x 2.41m) With UPVC double glazed window and radiator.

### OUTSIDE

To the front of the property there is a gravelled frontage which provides ample off road parking and access to the side of the property which leads to a paved patio area and a good-sized lawned garden.







## Dislaimer:

Some images included in this marketing material have been digitally staged using CGI for illustrative purposes only. They are intended to provide a visual representation of how the space could look and may not reflect the current condition or furnishings of the property. Buyers should rely on their own inspections and due diligence.

## 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](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 and Co, 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

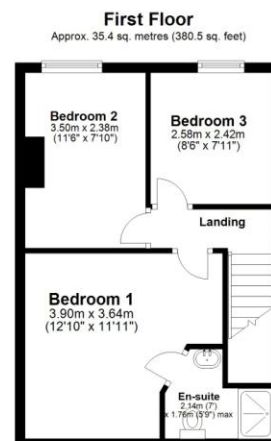
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

## 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 95.0 sq. metres (1022.9 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**

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.

