



**The Vicarage, 14 Church Lane,
Cherry Willingham, LN3 4AB**



Book a Viewing!

£430,000

Situated in the heart of the highly sought after village of Cherry Willingham, this spacious four bedroom detached family home occupies an impressive plot of approximately 0.48 acres (STS). Offering generous and versatile accommodation throughout, the property comprises an entrance hall, lounge, dining room, sitting room, kitchen, utility room, pantry and cloakroom/WC to the ground floor. The first floor features four well appointed bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom and separate WC. Externally, the property is set within beautifully maintained lawned gardens that wrap around the home, creating a wonderful outdoor space for families to enjoy. A long driveway provides ample off-street parking and leads to a single garage, while a brick store and boiler room offer additional storage. A rare opportunity to acquire a delightful family home in a prime village setting, and viewing is highly recommended. NO CHAIN.





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, under stairs storage cupboard and radiator.

LOUNGE

15' 11" x 14' 11" (4.86m x 4.55m) With double glazed windows to the front and side aspects, gas fire set within a feature fireplace, engineered wood flooring and two radiators.

DINING ROOM

13' 10" x 9' 11" (4.24m x 3.03m) With double glazed window to the front aspect, engineered wood flooring and radiator.





KITCHEN

11' 10" x 10' 7" (3.63m x 3.25m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1 ½ bowl sink with side drainer and mixer tap over, spaces for cooker and fridge, radiator tiled splashbacks and double glazed window to the side aspect.

REAR LOBBY

With door to the rear garden and radiator.

SITTING ROOM

11' 11" x 11' 10" (3.64m x 3.62m) With double glazed window to the side aspect, gas fire and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin, tiled splashbacks, radiator and double glazed window to the rear aspect.



UTILITY ROOM

Fitted with wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, tiled splashbacks radiator, double glazed window to the rear aspect and door to the side.

PANTRY

With double glazed window to the rear aspect and storage shelving.

FIRST FLOOR LANDING

With double glazed window to the rear aspect and radiator.



BEDROOM 1

13' 8" x 9' 4" (4.19m x 2.85m) With double glazed window to the front aspect and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece comprising of shower cubicle, pedestal wash hand basin and close coupled WC, tiled splashbacks and radiator.

BEDROOM 2

16' 0" x 14' 11" (4.88m x 4.56m) With double glazed windows to the front and side aspects, fitted wardrobe and radiator.

BEDROOM 3

16' 0" x 11' 11" (4.89m x 3.64m) With double glazed window to the rear aspect, fitted wardrobe, storage shelving and radiator.

BEDROOM 4

10' 5" x 8' 11" (3.18m x 2.74m) With double glazed window to the side aspect and radiator.

STUDY 5'

10" x 5' 4" (1.79m x 1.65m) With double glazed window to the front aspect and storage shelving.





BATHROOM

With panelled bath with electric shower over, and pedestal wash hand basin, airing cupboard, radiator, tiled splashbacks and double glazed window to the side aspect.

SEPARATE WC

With close coupled WC, radiator and double glazed window to the rear aspect.

OUTSIDE

The property sits on a plot of approximately 0.48 acres (STS) with lawned gardens wrapping around the property. The property is approached by a long driveway providing ample off-street parking for several vehicles and access to the garage. The garage has an up-and-over door to the front, window to the rear, personnel door to the side, light and power. There is an additional brick store and a boiler room housing the gas fired central heating boiler.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – G.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

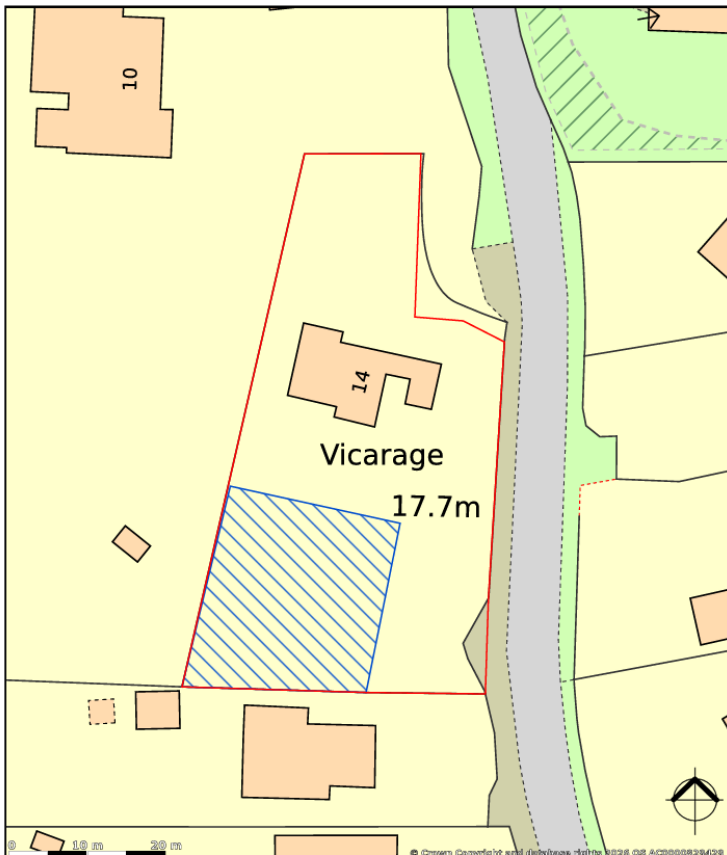
NOTE

Restricted covenant and overage. The buyer should be aware that the southern section of the plot to the front of the property is subject to a Restrictive Covenant limiting the garden ground ancillary to the house. In addition, an Overage provision would be attached to the southern section of the plot hatched blue such that for 80 years from the date of sale, the seller would be entitled to 50% of the increase in value, following the sale with the benefit of, or the implementation of, a Planning Permission for any use beyond that of garden ground ancillary to the house.

The property has been recently effected by subsidence and repair works have been carried out. A certificate of structural adequacy is available to view upon request.

Parties making an offer should be aware that the property is sold as seen and the successful buyer at their cost would have to arrange for any repairs, alterations and upgrades they require.





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

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

<https://www.mundys.net/referrals/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer 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 these 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

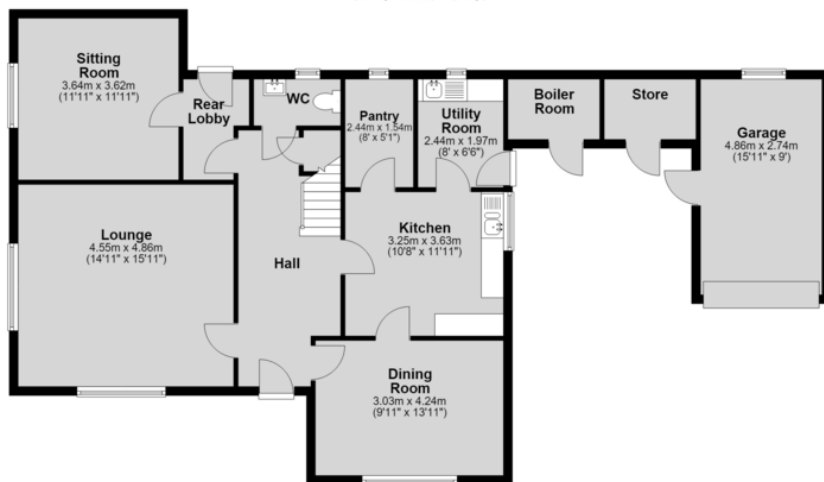
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

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.

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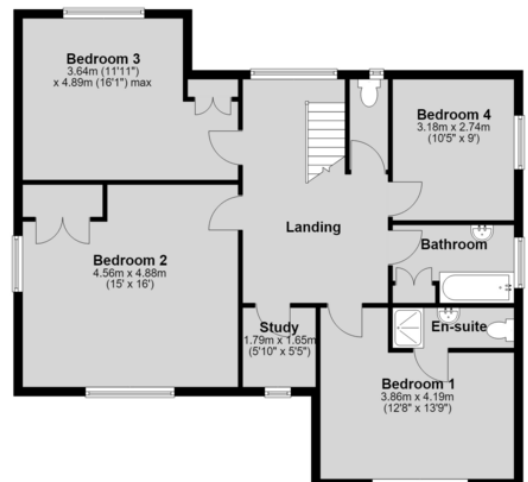
Ground Floor

Approx. 90.4 sq. metres (972.6 sq. feet)
(excluding Boiler Room, Store, Garage)



First Floor

Approx. 89.6 sq. metres (964.5 sq. feet)



Total area: approx. 180.0 sq. metres (1937.1 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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.

