



New Crescent, Cherry Willingham



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**£210,000**

- Detached Bungalow
- Two Bedrooms
- NO ONWARD CHAIN
- Lounge Diner
- Popular Village Location
- Front & Rear Garden
- Tenure: Freehold
- EPC Rating D



Well presented two bedroom detached bungalow located in the popular village of Cherry Willingham. The property is perfectly positioned within walking distance of a wide range of local amenities including a Co-op supermarket, GP surgery, pharmacy, library, local shops, public houses, cafes, takeaways and both primary and secondary schools. The village also benefits from regular bus services to Lincoln and excellent road links via the Eastern Bypass. The property further benefits from gas central heating, uPVC double glazing throughout and is being offered for sale with no onward chain.

The accommodation on offer consists off Entrance Hall, Lounge Diner, Kitchen, Two Double Bedrooms, Wet Room and Utility. Externally to the front the property offers a lawned garden, concrete driveway, with room for two cars and garage located in a separate garage block. To the rear of the property there is an enclosed lawned garden.

#### Entrance/ Utility Room 11'7" x 4'10" (3.5m x 1.5m)

With a window to the side aspect and entrance door. Fitted with wall and base units with worktops over, space and plumbing for a washing machine and a tumble dryer.



### Conservatory 9'6" x 4'10" (2.9m x 1.5m)

With a window to the side aspect and door leading to the rear garden.

### Hallway

Storage cupboard and access to roof space.

### Lounge/Diner 19'5" x 9'10" (5.9m x 3m)

With a window to the front and side aspects and radiator.

### Kitchen 11'0" x 6'10" (3.4m x 2.1m)

With a window to the side aspect. Fitted with wall and base units with worktops over, sink with drainer unit, freestanding cooker and space for a fridge/freezer.

### Bedroom One 12'11" x 10'5" (3.9m x 3.2m)

With a window to the rear aspect and radiator.

### Bedroom Two 9'6" x 9'0" (2.9m x 2.7m)

With a window to the rear aspect and radiator.

### Wet Room 6'3" x 5'6" (1.9m x 1.7m)

With a window to the side aspect, shower, low level wc, wash hand basin and radiator.

### Outside

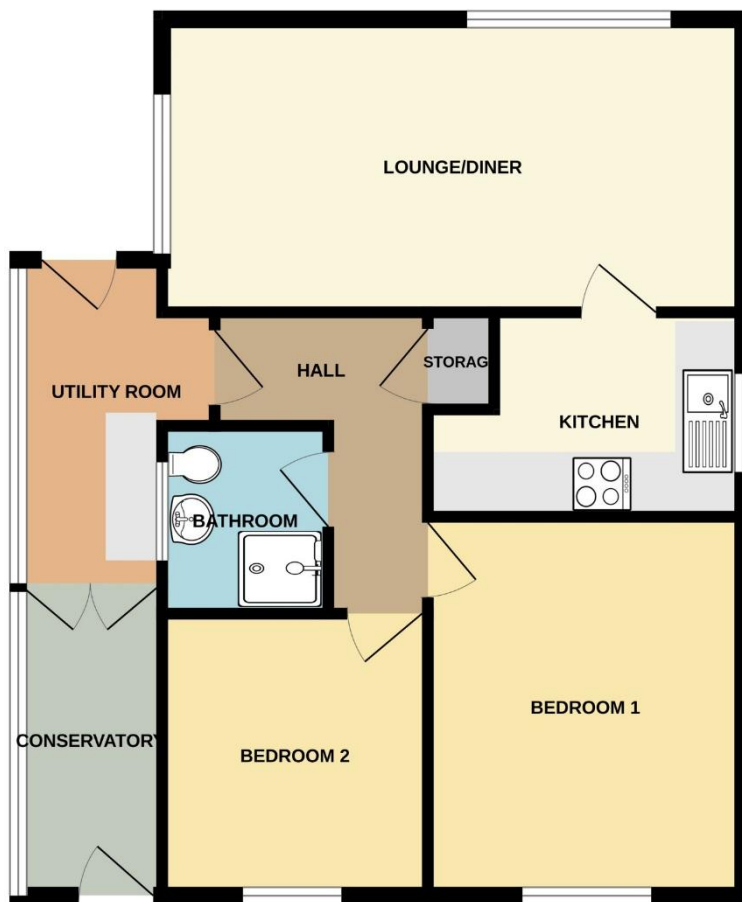
Externally to the front the property offers a lawned garden and concrete driveway. With room for two cars. To the rear of the property there is an enclosed lawned garden.

### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



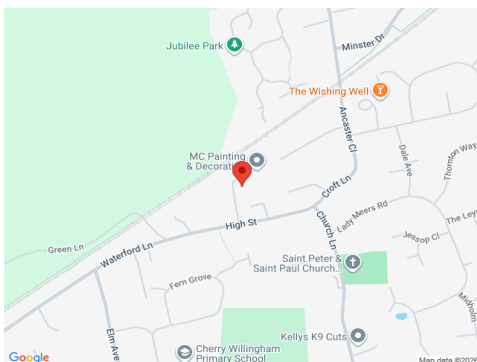
GROUND FLOOR  
671 sq.ft. (62.4 sq.m.) approx.



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TOTAL FLOOR AREA : 671 sq.ft. (62.4 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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