

- No Onward Chain
- Semi-Detached House
- Two Double Bedrooms
- First Floor Bathroom

- Spacious Kitchen Diner
- Generous Sized Rear Garden
- Driveway Parking & Single Garage
- 10 Minute Drive To Lincoln

Lady Meers Road, Cherry Willingham, LN3 4BW
Offers In The Region Of £200,000





Starkey&Brown is delighted to offer for sale this modern semi-detached home, offered for sale with no onward chain. The property boasts two double bedrooms and accommodation over two floors. The ground floor comprises a welcoming entrance hall with a glass-stained uPVC front door with stairs rising to the first floor, access to a 15'0" x 12'9" lounge which comes with a gas fireplace and a uPVC double-glazed window to the front aspect. There is a generous sized kitchen diner with a range of base and eye-level units with a range of integrated appliances and a dining space. Rising to the first floor are two double bedrooms. The master measuring 12'9" x 9'1" with bedroom two featuring a substantial storage cupboard. Both bedrooms benefit from the use of a three-piece first-floor bathroom suite. To the rear is a larger-than-average garden, mostly laid to lawn and having a paved seating area. To the front of the property, there is driveway parking and access to a single garage. The village of Cherry Willingham is located within a short distance of Lincoln city centre, with a regular bus service and a short 10-minute drive. The village itself comes with a range of essential amenities, these include schooling at primary and the up-and-coming Pembroke Academy secondary school. Further amenities include a Co-op food store, a doctor's surgery, a pharmacy, public houses, and a range of independent retailers. For further details and viewing requests, please contact Starkey&Brown. Council tax band: A. Freehold.



Entrance Hall

A uPVC front door entry to the front aspect, a radiator, a coved ceiling, and a wall-mounted fuse box, Drayton thermostat control, and stairs rising to the first floor. Access to:

Lounge

15' 0" x 12' 9" (4.57m x 3.88m)

Having a coved ceiling, a radiator, a gas fireplace, and a uPVC double-glazed window to the front aspect, power points, a TV point, and a BT internet point. Access to:

Kitchen Diner

9' 9" x 12' 9" (2.97m x 3.88m)

Having a range of base and eye level units with counter worktops and tiled splash backs, counter worktop with integrated oven, hob, and an extractor hood, a radiator, space and plumbing for further appliances, a uPVC double-glazed window to the rear aspect, and a uPVC external door to the rear aspect leading onto the rear garden, tiled flooring and a radiator.

First Floor Landing

Loft access. Access to bedrooms, a wooden balustrade, and a coved ceiling.

Bedroom 1

12' 9" x 9' 1" (3.88m x 2.77m)

Having a uPVC double-glazed window to the rear aspect, a radiator, and a coved ceiling.

Bedroom 2

12' 9" x 9' 1" max (3.88m x 2.77m)

Having a uPVC double-glazed window to the front aspect, a radiator, a storage cupboard, power points, an Ethernet cable point, and a coved ceiling.

Bathroom

6' 3" x 6' 3" (1.90m x 1.90m)

Having a uPVC double-glazed obscured window to the side aspect, a bath tub with an electric shower over, a pedestal hand wash basin unit, a low-level WC, a shaver point and a radiator.

Outside Rear

Enclosed garden with fenced perimeters, being mostly laid to lawn with a paved area and an external water source. Rear access to the garage.

Garage

Power and lighting, up and over door, and a rear personnel door to the rear aspects. Housing the gas central heating boiler (approximately 6 years old), which comes with an annual service history and has had a recent gas safety check in February 2026.

Outside Front

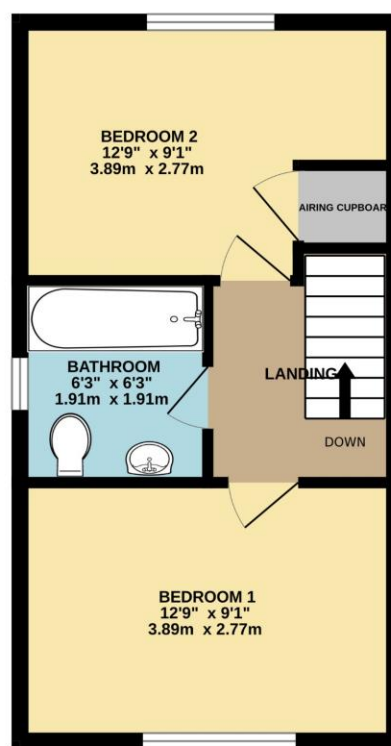
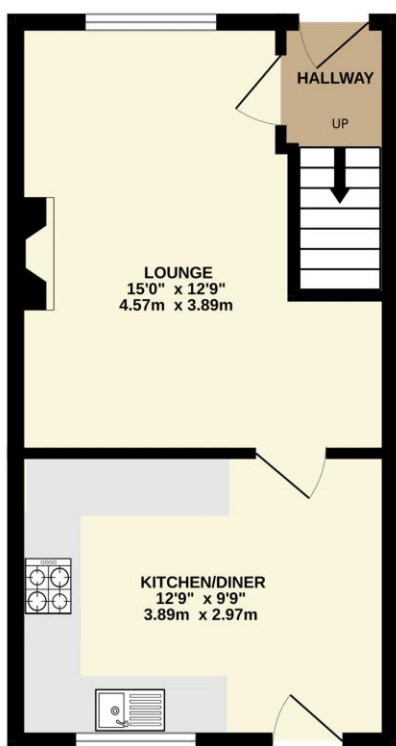
Gravelled driveway parking and access to the front door.





GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.

1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



LADY MEERS ROAD, LN3 4BW

TOTAL FLOOR AREA : 647 sq.ft. (60.1 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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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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