



- Energy Efficient Family Home
- Popular Village Location
- Very Well Presented
- Four Good Size Bedrooms
- Versatile Living Accommodation
- Solar Panels, Battery Storage & Air Con
- Parking For Three Vehicles
- Fully Enclosed Rear Garden

Minster Drive, Cherry Willingham, LN3 4LH
£349,000





Energy-Efficient Home in Cherry Willingham! Starkey & Brown are pleased to offer for sale this very well-presented family home, which benefits from a range of energy-efficient features designed to keep running costs to an absolute minimum. With solar panels, two 7kW battery storage systems, cavity wall insulation, and air conditioning, the property offers exceptionally low utility bills and the potential for virtually cost-free day-to-day living. Accommodation briefly comprises entrance porch with door leading into former garage (currently used as a storage room and suitable for a wide variety of different uses), entrance hallway, 14'8 lounge, separate dining room with sliding patio doors leading into conservatory, kitchen, utility room, and ground floor WC. On the first floor, there are four well-proportioned bedrooms and a modern shower room with a large walk-in shower. Outside, the property has a driveway with space for three vehicles and a pleasant, fully enclosed rear garden with a covered outdoor seating area. Viewing recommended! Council tax band: C. Freehold.



Entrance Porch

Having a composite front entrance door, laminate wood effect flooring, a door leading into a storage room/former garage, and a door leading into:

Storage Room

15' 10" x 7' 10" (4.82m x 2.39m)

Formally, the garage offers potential for a wide variety of different accommodation uses. Having power and light, two 7Kw batteries, and controls for solar panels.

Entrance Hallway

Having a ceramic tiled floor, a radiator, and stairs to the first floor.

Lounge

14' 8" x 11' 0" (4.47m x 3.35m)

Having an air conditioning unit, a radiator, a coved ceiling, and a sliding door leading into:

Dining Room

9' 10" x 9' 9" (2.99m x 2.97m)

Having a ceramic tiled floor, a radiator, a coved ceiling, and a sliding patio door leading into:

Conservatory

9' 0" max x 8' 8" max (2.74m x 2.64m)

Being of uPVC construction with a brick-built base and having fitted window blinds, an air conditioning unit, and French doors leading to the garden.

Kitchen

10' 8" x 9' 10" min (3.25m x 2.99m)

Having a range of matching wall and base units, a single drainer unit with mixer taps over and tiled splashbacks, a built-in oven, an induction hob with a cooker hood over, an integral dishwasher, a ceramic tiled floor, large storage cupboard/pantry, air conditioning unit, LED downlights, a coved ceiling and a uPVC door to the garden.

Utility

8' 0" x 6' 0" min (2.44m x 1.83m)

Having a single drainer stainless steel sink unit with tiled splashbacks and base unit beneath, plumbing for washing machine, space for full height fridge freezer, quarry tiled floor, a radiator, access to roof space and Worcester Bosch central heating boiler (installed approximately 2019 and serviced annually).

Ground Floor WC

Having low-level WC and wood effect vinyl flooring.

First Floor Landing

Having access to a part-boarded loft with a loft ladder and lighting.

Bedroom 1

11' 4" x 9' 3" to front of wardrobes (3.45m x 2.82m)

Having an air conditioning unit, fitted sliding door mirrored wardrobes, laminate wood effect flooring, a radiator, and coved ceiling.

Bedroom 2

14' 8" x 8' 6" (4.47m x 2.59m)

Having laminate wood effect flooring, a radiator, a Velux window to the front aspect, and access to eaves storage.

Bedroom 3

11' 1" to back of wardrobes x 9' 10" (3.38m x 2.99m)

Having part mirrored wardrobes, laminate wood effect flooring, and a radiator.

Bedroom 4

11' 6" x 7' 0" (3.50m x 2.13m)

Having laminate wood-effect flooring and a radiator.

Shower Room

Having a modern three-piece suite comprising a large walk-in shower cubicle with Aquaboard splashbacks, mains-fed rainfall shower, additional handheld shower and glass shower screen, wash hand basin set in a vanity unit, low-level WC, vinyl flooring, a heated towel rail and part tiled walls.

Outside Front

To the front of the property, there is a composite and concrete driveway with ample parking space for three vehicles, outside lighting, and a path at side leading to the rear garden.

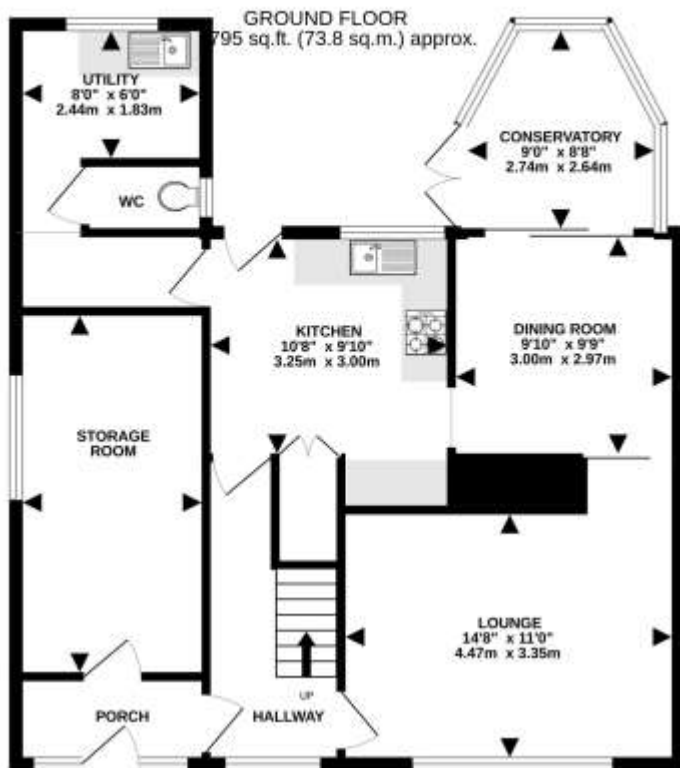
Outside Rear

To the rear of the property, there is a fully enclosed garden comprising lawn with paved patio and covered outdoor seating area, a covered barbeque area, borders to include a variety of plants and shrubs, a garden shed, outside lighting, outside power point and cold water tap.

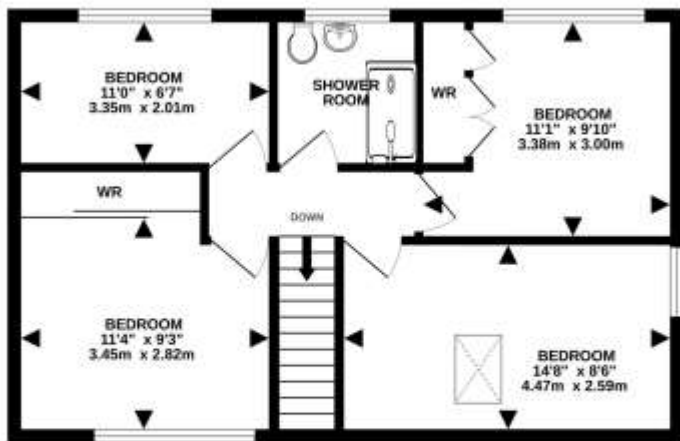
Agents Note - Solar Panels

The property benefits from solar panels, which are owned outright and, along with 2 x kW batteries, and provides significant savings on monthly utility bills. Call for further information.





1ST FLOOR
526 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.7 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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