



3 St. Lukes Close

Cherry Willingham, Lincoln, LN3 4LY

£239,950

An extended three bedroomed detached family home positioned in this popular village location of Cherry Willingham. The property has been extended to the front and offers internal accommodation comprising of a Family Bathroom, Ground Floor Bedroom, Lounge e Diner, Kitchen, Utility Room and Conservatory on the ground floor. The First Floor Landing leads to two Bedrooms. Outside there is a garden to the front with a driveway providing off road parking and giving access to the Integral Garage. To the rear of the property there is a well-kept garden with seating area, summer house and green house. Viewing of the property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

TENURE - Freehold.

COUNCIL TAX BAND – C

LOCAL AUTHORITY - West Lindsey District Council

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Proceed along Hawthorn Road into the village of Cherry Willingham, passing the Priory Pembroke Academy and turning right onto Croft Lane. Turn left onto Minster Drive, take the second turning onto St Paul's Avenue and then take the right hand turning onto St. Lukes Close where the property is located.

LOCATION

Well located in the pleasant village of Cherry Willingham. The property is within close proximity to local shops and amenities. Lincoln City Centre and the Carlton Shopping Centre are also easily accessible via road or the regular bus services.



ACCOMMODATION

INNER HALLWAY

With Velux window, UPVC door to the front aspect, wooden flooring, radiator and doors to the lounge, bedroom and bathroom.

FAMILY BATHROOM

11' 7" x 9' 5" (3.54m x 2.88m) , with Velux window, UPVC window to the front aspect, tiled flooring, suite to comprise of stand alone bath, WC, wash hand basin and walk-in shower cubicle and chrome towel radiator.

GROUND FLOOR BEDROOM

10' 4" x 13' 6" (3.17m x 4.12m) , with two UPVC windows to the side aspects, radiator, wooden flooring and under stairs storage cupboard.



LOUNGE DINER

25' 1" x 11' 0" (7.65m x 3.36m) , with UPVC window to the front aspect, UPVC sliding doors to the conservatory, gas fire with marble hearth and decorative surround, radiator and door to kitchen.

KITCHEN

10' 0" x 11' 10" (3.06m x 3.61m) , with UPVC window to the rear aspect, door to the rear entrance/utility room, tiled flooring, fitted with a range of base units and drawers with work surface over, stainless steel sink unit and drainer with mixer tap above, spaces for fridge freezer, integral double oven and grill, four ring gas hob with extraction above, concealed gas central heating boiler, wall mounted cupboards with complementary tiling below and a radiator.



UTILITY ROOM/REAR ENTRANCE

10' 4" x 3' 3" (3.16m x 1.00m) , with door to the rear aspect, UPVC window to the side aspect, tiled flooring and space for an automatic washing machine.

CONSERVATORY

9' 3" x 13' 9" (2.84m x 4.21m) , with tiled flooring, UPVC windows and double doors to the rear garden, centre fan and light and radiator.

FIRST FLOOR LANDING

With doors to two bedrooms and storage cupboard.

BEDROOM 1

15' 0" x 10' 6" (4.59m x 3.21m) , with UPVC window to the front aspect, fitted bedroom furniture, wash hand basin and radiator.

BEDROOM 2

15' 0" x 11' 2" (4.58m x 3.42m) , with UPVC window, wooden flooring, fitted bedroom furniture and radiator.

OUTSIDE

To the front of the property there is a lawned garden with a driveway providing off road parking and giving access to the integral garage. To the rear of the property there is a paved seating area, lawned garden, flowerbeds, greenhouse and summer house.





GARAGE

27' 7" x 8' 1" (8.43m x 2.47 m) , with sliding door and UPVC window to the rear garden, wooden up and over door to the front aspect, power and lighting.

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

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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

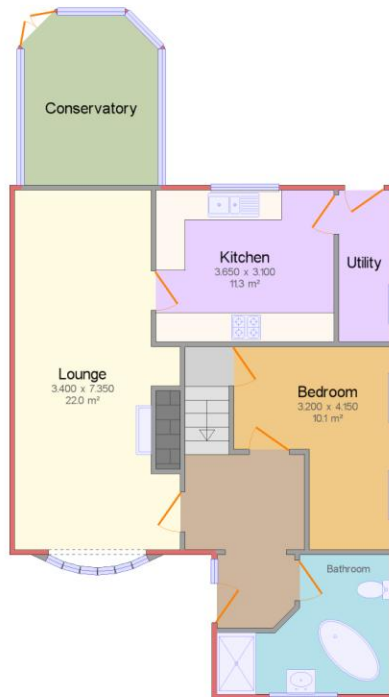
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353 705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

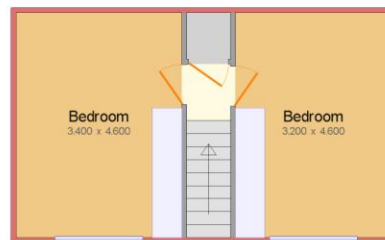


Floor Plan
Gross internal area: 76.9 m² (828.0 ft²)



Drawings are for illustrative purposes only
Produced using Quick Sketch 3.17.2w

First Floor
Gross internal area: 35.4 m² (381.3 ft²)



29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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.

