



75 Lady Meers Road

Cherry Willingham, Lincoln, LN3 4BW

£295,000

A spacious three bedroomed detached bungalow situated in a quiet cul-de-sac location on a corner plot with open views to the rear. The property is also conveniently located within walking distance of the village shops and amenities and has easy access to Lincoln City Centre and Eastern Bypass. Internally the property offers living accommodation briefly comprising of Hallway, Lounge, Dining Room, Conservatory, Utility Room, Bedroom 1 with En-suite Shower Room, two further Bedrooms and a Bathroom. Outside there is a driveway providing off road parking which also gives access to the Double Garage with electric door. There is a private garden to the rear with a patio seating area. Viewing of the property is highly recommended and is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Upon entering the village from Lincoln along Fiskerton Road, turn left onto Church Lane and then right onto Lady Meers Road. Following the road around and the property can be located in the small cul de sac on the left hand side.

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

HALLWAY

With UPVC double glazed external door to the front elevation, radiator, access to the roof void, storage cupboard and airing cupboard housing the hot water cylinder.

LOUNGE

14' 5" x 11' 9" (4.39m x 3.58m) , with UPVC double glazed window to the front elevation, fire surround and hearth with gas fire inset and radiator.

DINING ROOM

9' 8" x 8' 5" (2.95m x 2.57m) , with radiator and UPVC double glazed sliding doors to the conservatory.



CONSERVATORY

10' 11" x 8' 5" (3.33m x 2.57m) , with UPVC double glazed windows and double doors into the rear garden and power points.

KITCHEN

10' 11" x 10' 4" (3.33m x 3.15m) , with UPVC double glazed window to the rear elevation, tiled flooring and fitted with a range of wall, base units and drawers with work surfaces over, tiled splashback, 1 1/2 bowl stainless steel sink unit and drainer, integral oven, four ring gas hob with extractor fan over, space for fridge freezer, radiator and spotlighting.

UTILITY ROOM

6' 9" x 5' 3" (2.06m x 1.6m) , with UPVC double glazed door to rear elevation, tiled flooring, base units with work surfaces over, tiled splashback, stainless steel sink unit and drainer, plumbing and spaces for washing machine and tumble dryer, radiator, spotlighting and extractor fan.



BEDROOM 1

12' 0" x 10' 9" (3.66m x 3.28m) , with UPVC double glazed window to the rear elevation and radiator.

EN-SUITE

6' 8" x 5' 4" (2.03m x 1.63m) , with UPVC double glazed window to the side elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, partly tiled walls, radiator, spotlighting and extractor fan.

BEDROOM 2

12' 0" x 11' 3" (3.66m x 3.43m) , with UPVC double glazed window to the side elevation and radiator.

BEDROOM 3

9' 7" x 8' 3" (2.92m x 2.51m) , with UPVC double glazed window to the front elevation and radiator.

BATHROOM

6' 8" x 6' 5" (2.03m x 1.96m) , with UPVC double glazed window to the side elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and bath, partly tiled walls, radiator, spotlighting and extractor fan.





OUTSIDE

To the front of the property there is a driveway providing off road parking and gives access to the Double Garage with an electric door. To the rear of the property there is a patio seating area, lawned garden and a variety of plants, shrubs and trees.

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

Sills & Betteridge, Bridge McFarland, Ringrose and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CMH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 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 roughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's 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 Mundy's 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 a spot verified.

Regulated by RICS. Mundy's is the trading name of Mundy's Property Services LLP registered in England NO. OC 353 705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Ground Floor

Approx. 98.8 sq. metres (1063.3 sq. feet)



Total area: approx. 98.8 sq. metres (1063.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundy's Estate Agents
Plan produced using PlanUp.

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 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.

