

**ROBERT BELL  
& COMPANY**

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## *Village & Country*



### **LONG MEADOWS, GREEN LANE, CHERRY WILLINGHAM. LN3 4AW**

This is a well presented detached family residence on Green Lane in the popular large village of Cherry Willingham. The accommodation comprises; Lounge, Dining Room, Dining Kitchen, Family Room, Cloakroom, Office, Utility; four Bedrooms, Master with En-suite Bathroom and well appointed Family Bathroom with added features.

There is a large garden to the rear which is sheltered by accompanying outbuildings from the neighbouring railway line, a large attached garage and carport with direct access to the accommodation, and landscaped garden to the front.

**A formal viewing is highly recommended.**

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## THE AREA

Cherry Willingham boasts a good range of local amenities which includes Primary and Secondary Community Schools, supermarket, Post Office, newsagents, butchers, hairdressers, chemist, food take away's and public houses. There are good road connections and a bus service every half hour out to Lincoln, approximately 2 miles away with its excellent range of shopping and social facilities, Universities and College.

## ACCOMMODATION

**OPEN ENTRANCE VERANDA** having glazed front entrance door with glazed side panels providing leading into **ENTRANCE HALL** [12' 1" x 10' 8" (3.68m x 3.25m) main area] of good size providing a pleasing introduction to the accommodation. Staircase up to first floor, built in under stairs storage space, coving, radiator and power point.

**CLOAKROOM** [6' 7" x 4' 11" (2.01m x 1.5m)] having wash hand basin with vanity surround and toiletry cupboard below, low level WC and wall tiling to dado rail height on all walls.

**DINING ROOM** [13' 10" x 11' 11" (4.42m x 3.63m)] enjoying a pleasant westerly outlook over the rear garden and the open countryside beyond; fitted gas fire to fireplace with hearth, ornament niche and mantel; coving, radiator, wall light fitting, telephone point and power point. Glazed panelled double door through to:



*Dining room*

**LOUNGE** [19' 8" x 13' 10" (5.99m x 4.22m) narrowing in part to 11' 11" (3.63m)] enjoying a westerly outlook over the rear garden with

French doors providing access onto the adjoining patio. Coving, wall light fittings, radiator and power points. Glazed panelled double doors through to:



*Lounge*

**FAMILY ROOM** [22' 10" x 13' 2" (6.96m x 4.01m)] a large additional reception space for the family having a westerly outlook over the rear garden and sliding patio doors providing access onto the adjoining garden patio. Coving, two radiators, fluorescent lighting strip and power points. Door through to:



*Family room*

**DINING KITCHEN** [17' 6" x 11' 9" (5.33m x 3.58m)] having a range of attractive contemporary base, drawer and eye level units to the kitchen area; work surface areas, tall pantry/crockery cupboard and inset single drainer one and half bowl sink unit. There is a concealed dishwasher, brushed steel NEFF hob to surface with cooker hood above and built in NEFF oven/grill to one end with cupboard space above and beneath and concealed fridge/freezer. Full height tiling to all walls, wood style laminate floor covering, fluorescent lighting

strips and power points. The dining area is set to one side. Glazed panelled door to the adjoining utility and open archway to:



*Dining kitchen*

**OFFICE** [6' 3" x 3' 8" (1.91m x 1.12m)] having an easterly outlook over the front garden; large built in airing cupboard containing the insulated hot water cylinder; radiator, telephone point and power points.

**UTILITY** [11' x 4' 11" (3.35m x 1.5m)] having an easterly outlook over the front garden; cupboard space, work surface areas with inset stainless steel one and half bowl sink unit and room beneath for laundry white good. Space for an upright fridge/freezer and a tier of four drawers. Tiled splash back in part, radiator, tiled floor and power points. Single glazed side entrance door to carport.

## FIRST FLOOR

**LANDING** having an easterly aspect and access to roof space.

**MASTER BEDROOM** [14' 5" x 11' 10" (4.39m x 3.61m)] having an appealing westerly view down over the rear garden; range of fitted bedroom furniture comprising tallboy with wardrobe and chest of drawers set either side. Radiator, telephone point and power points. Door through to:



*Master bedroom*

**EN-SUITE BATHROOM** [11' 10" x 4' 2" (3.61m x 1.27m)] enjoying a pleasant view across the grounds towards open countryside; panelled bath, pedestal wash hand basin with large vanity mirror above and low level WC. Panelled walls, radiator and inset ceiling spot light fittings.

**BEDROOM 2** [12' 10" x 9' 11" (3.91m x 3.02m) main area excluding built in wardrobes] having a delightful view over the rear garden; fitted bedroom furniture comprising wardrobe, cupboard and shelf space about bedhead area, chest of drawers and dressing table extending across two walls. A further built in wardrobe with sliding mirror panelled doors, radiator and power points.



*Bedroom 2*

**BEDROOM 3** [12' 10" x 8' 7" (3.91m x 2.62m) narrowing in part to 8' 7" excluding built in wardrobes] having both northerly and easterly aspects; built in wardrobe with sliding mirror panelled doors, radiator and power points.



Bedroom 3

**BEDROOM 4** [11' 10" x 9' (3.61m x 3m) excluding built in wardrobes] having both southerly and easterly aspects; built in wardrobe with sliding mirror panelled door in part, radiator and power points.

**FAMILY BATHROOM** [8' 10" x 7' 5" (2.69m x 2.26m) narrowing in part to 4' 11" (1.15m)] having an easterly aspect; large fitted corner bath/shower cabinet incorporating spa style bathing area and multi-jet shower system. An attractive contemporary style cantilever wash hand basin with illuminated mirror door toiletry cabinet above and low level WC. Full height tiling to all walls, radiator, wood style laminate floor covering, inset ceiling spot light fittings and an extractor unit.



Bathroom

## OUTSIDE

The property is approached from Green Lane by a tarmac driveway with a double access providing ample parking for family and visitors. The front of the property has been laid

predominantly to lawn with shading birch, willow and other trees, accompanying flowerbeds and borders containing a wide variety of plants and shrubs. Adjoining the southern elevation of the house is a large **CARPORT** [26' 3" x 18' 3" (8m x 5.56m)] with to the northern elevation the adjoining **GARAGE** [32' 5" x 9' 10" (9.88m x 3m)] having up and over door.



Garden area

There is a further good range of outbuildings set along the southern railway line boundary, which can be accessed via the carport through double gates allowing vehicular access comprising:

**OPEN STORAGE LEAN TO** containing the oil tank for the workshop central heating boiler:

**BOILER/MOWER STORE** [7' 4" x 7' 2" (2.24m x 2.18m)] containing the Camray 2 oil fired central heating boiler; shelf platform, light fitting and power points:

**SECTIONAL CONCRETE WORKSHOP** [38' 1" x 17' 4" (11.61m x 5.28m) of substantial size having large double main entrance doors, high ceiling levels, fluorescent lighting strips, six radiators and power points.

The rear garden is laid mainly to lawn with mature trees, raised flowerbeds and shrubs inset. Adjoining the western elevation of the house is a large patio area onto which the French doors of the lounge and sliding patio doors of the family room have access. There are exterior light fittings and an outside water tap.



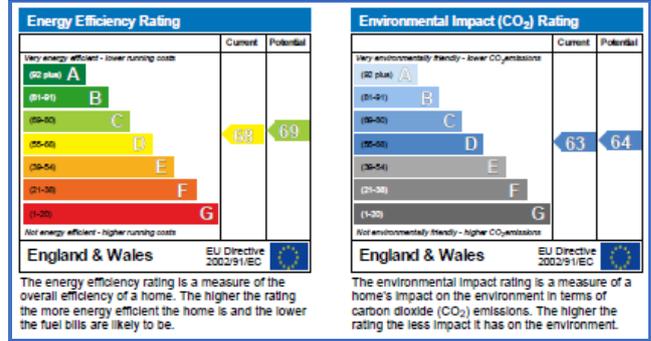
Garden



Rear garden



Rear elevation



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**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.  
 Tel: 01522 538888; Fax: 01522 589988;  
 Email: lincoln@robert-bell.org;  
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Site location (marker depicts centre of postcode area)



Floor Plans

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*Chartered Surveyors, Auctioneers, Land & Estate Agents*