



43 Laburnum Drive

Cherry Willingham, Lincoln, LN3 4AR

£180,000

This is a two bedroomed detached family bungalow positioned in this popular village location of Cherry Willingham. The property is being sold with No Onward Chain and offers well-stocked mature gardens to the front and rear, a driveway providing off road parking and a Garage. Internal accommodation briefly comprises of Inner Hallway, Lounge, fitted Kitchen, Side Entrance/Utility, Family Bathroom and Two Bedrooms. The property requires slight modernisation but benefits from UPVC double glazing and gas central heating. Viewing of the property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along Greetwell Road towards Cherry Willingham. Proceed along for some time and continue into the village of Cherry Willingham on Fiskerton Road. Proceed along, eventually turning left onto Laburnum Drive and the property can be located on the right 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

INNER HALLWAY

With UPVC door and window to the side aspect, doors to the lounge, bedrooms 1 and 2 and family bathroom and access to the partly floored loft providing useful storage.

BEDROOM 1

10' 7" x 12' 1" (3.25m x 3.69m) , with UPVC window to the rear aspect, radiator and fitted wardrobes with overhead storage.

BEDROOM 2

11' 11" x 8' 9" (3.65m x 2.67m) , with UPVC window to the rear aspect, radiator and fitted wardrobes with overhead storage.

FAMILY BATHROOM

7' 4" x 5' 1" (2.24m x 1.55m) , with UPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin with vanity cupboard, tiled flooring, partly tiled walls and radiator.

LOUNGE

11' 11" x 14' 10" (3.64m x 4.54m) , with UPVC window to the front aspect, radiator, space for electric fire and door to kitchen.

KITCHEN

7' 4" x 13' 3" (2.25m x 4.05m) , with UPVC window to the front aspect, UPVC door to the side aspect, tiled flooring, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer, integral oven, four ring gas hob with extraction above, space for fridge freezer, wall mounted cupboards with complementary tiling below and a wall mounted gas central heating boiler.

SIDE ENTRANCE / UTILITY ROOM

10' 10" x 4' 9" (3.32m x 1.46m) , with UPVC windows to the front and side aspects, UPVC door to the rear aspect and spaces for automatic washing machine and tumble dryer.

OUTSIDE

To the front of the property there are decorative gravelled beds, mature shrubs and trees, a driveway providing off road parking and giving access to the Garage. To the rear of the property there is a well-stocked lawned garden with mature shrubs and trees and sheds.

GARAGE

17' 8" x 8' 8" (5.40m x 2.66m) , with up and over door to the front aspect, window and door to the rear aspect, power and lighting.





WEBSITE

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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.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto 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

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