



## 14 Flinders Way

Cherry Willingham, Lincoln, LN3 4GS

### Offers in Excess Of £200,000

A modern three bedroom semi-detached property positioned in the popular village of Cherry Willingham. The property has internal accommodation to comprise of Entrance Hallway, Lounge, modern fitted Dining Kitchen, Rear Entrance, WC and a First Floor Landing leading to three well-appointed Bedrooms and a Bathroom. Outside there are two allocated parking spaces and a rear garden which is laid with Astro-turf.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – A

**COUNCIL TAX BAND** – A

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

The pleasant village of Cherry Willingham is located approximately 4 miles East of the Cathedral City of Lincoln. The village has local shopping including a Co-op, post office, Doctor's surgery, pharmacy, public house, takeaways and local primary and secondary schooling. Cherry Willingham is well served by the new Eastern Bypass providing easy access to the North of Lincoln and beyond and also has a direct bus route into Lincoln City Centre.



**INNER HALLWAY** With UPVC door to the front aspect, door to the Lounge and stairs to First Floor Landing.

**LOUNGE** 12' 2" x 12' 11" (3.72m x 3.94m), with UPVC window to the front aspect, radiator and door to the Kitchen Diner.

**KITCHEN** 10' 0" x 11' 11" (3.05m x 3.65m), with UPVC window to the rear aspect, door to the Rear Entrance, fitted with a range of modern base units and drawers with work surfaces over, tiled flooring, stainless steel sink and drainer with mixer tap, integral oven and four ring gas hob with extraction above, spaces for a fridge and washing machine, wall-mounted cupboards with complementary splashbacks below, wall-mounted gas central heating boiler and space for a dining table.



**REAR ENTRANCE** With doors to the WC and rear garden.

**WC** With WC, wash hand basin and radiator.

**FIRST FLOOR LANDING** With overstairs storage cupboard and doors to three Bedrooms and the Bathroom.

**BEDROOM 1** 13' 7" x 9' 0" (4.15m x 2.76m), with UPVC window to the rear aspect and radiator.

**BEDROOM 2** 9' 7" x 9' 0" (2.94m x 2.76m), with UPVC window to the front aspect and radiator.

**BEDROOM 3** 7' 4" x 6' 4" (2.26m x 1.95m), with UPVC window to the rear aspect and radiator.



**BATHROOM** 5' 4" x 6' 4" (1.63 m x 1.95m), with UPVC window to the front aspect, part-tiled walls, suite to comprise of bath with shower over, WC and wash hand basin and radiator.

**OUTSIDE** To the front of the property there are two allocated parking spaces. To the rear there is a paved seating area and an Astro-turf garden.

**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](http://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, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray 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.

CWH 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.

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

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**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 01 522 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:

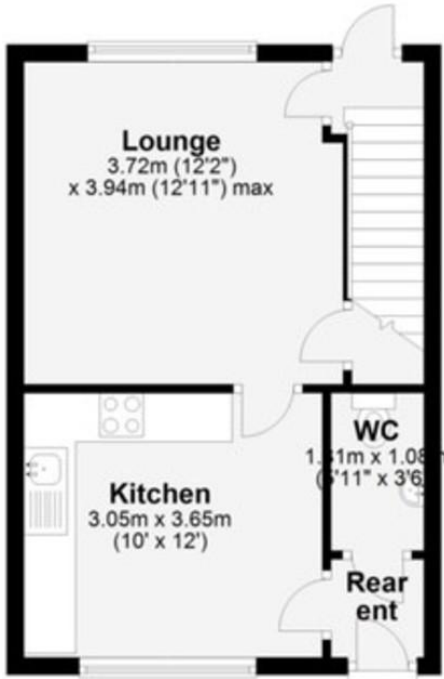
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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.

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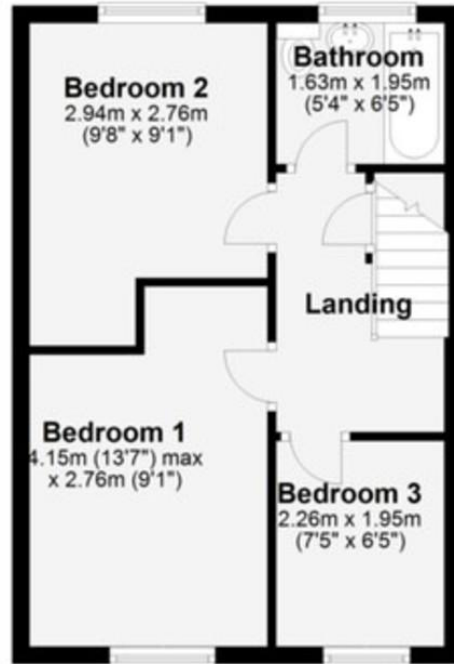
### Ground Floor

Approx. 33.3 sq. metres (358.5 sq. feet)



### First Floor

Approx. 34.3 sq. metres (369.5 sq. feet)



Total area: approx. 67.6 sq. metres (728.0 sq. feet)

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

Mundys Estate Agents  
Plan produced using PlanUp.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

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.

