



## 73 Waterford Lane

Cherry Willingham, Lincoln, LN3 4AN



Book a Viewing!

**£264,000**

Situated in the heart of the village of Cherry Willingham, on a generous double plot providing wraparound gardens and great potential for extension (subject to planning permission). A three bedroom detached house with accommodation comprising of Porch, Hall, Lounge, Dining Room, Kitchen, Ground Floor Bedroom, 3, Shower Room and a First Floor Landing leading to two further Double Bedrooms. The property has a driveway providing off road parking for multiple vehicles, a single garage and generous gardens to the rear and both sides. Viewing of the property is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – C.

**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.



## ACCOMMODATION

### PORCH

11' 7" x 4' 6" (3.54m x 1.38m) With double glazed windows to the front and side aspects.

### HALL

With radiator and glazed door to the rear garden.

### KITCHEN

14' 11" x 11' 5" (4.56m x 3.50m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for cooker and washing machine, tiled splashbacks and two double glazed windows to the side aspects.

### DINING ROOM

14' 9" x 9' 10" (4.52m x 3.01m) With staircase to the first floor, glazed door to the garden and radiator.

### LOUNGE

14' 11" x 7' 11" (4.56m x 2.42m) With three double glazed windows to the side and rear aspects and radiator.

### GROUND FLOOR BEDROOM 3

10' 7 (max)" x 9' 6" (3.23m x 2.91m) With double glazed window to the rear aspect and radiator.

### SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the front aspect.



### FIRST FLOOR LANDING

### BEDROOM 1

14' 11 (max)" x 9' 11" (4.55m x 3.04m) With double glazed window to the rear aspect, over stairs storage cupboard and radiator.

### BEDROOM 2

14' 11" x 8' 5" (4.56m x 2.59m) With double glazed windows to the front and side aspects, fitted wardrobe and radiator.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath, close coupled WC and pedestal wash hand basin, tiled splashbacks, radiator, loft access point, airing cupboard and double glazed window to the side aspect.



### OUTSIDE

The property sits on a generous double plot with a driveway to the front providing off street parking for multiple vehicles and access to the garage. The plot surrounds the property and is mainly laid to lawn with patio areas, mature fruit trees and shrubs.





**WEBSITE**

Our detailed website show 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**

SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Callum Lyman 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 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.

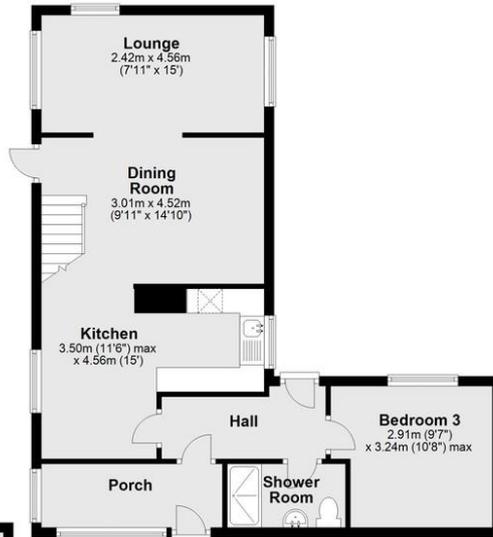
**GENERAL**

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

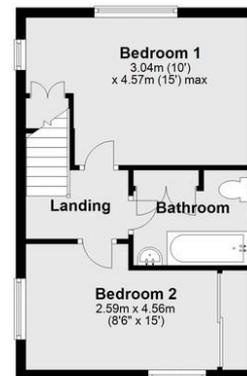
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

**Ground Floor**  
Approx. 77.7 sq. metres (836.0 sq. feet)



**First Floor**  
Approx. 33.1 sq. metres (355.8 sq. feet)



Total area: approx. 110.7 sq. metres (1191.8 sq. feet)

For illustration purposes only.  
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 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.

