



**18 Milton Close, Cherry Willingham,
Lincoln, LN3 4RA**



Book a Viewing!

£350,000

A modern and tastefully updated four bedroom detached family home positioned on a larger than average corner plot within the highly sought-after village of Cherry Willingham. The property has been thoughtfully improved throughout, featuring smart lighting and heating controls, quality fittings, EV charger, water softener and a stylish finish that complements its generous layout. Benefitting from off road parking, garage and a well-maintained garden, this home offers an excellent balance of comfort, practicality and modern living. The accommodation comprises of an Entrance Hallway, Kitchen/Diner, Lounge, WC and a First Floor Landing leading to four Bedrooms, En-suite and family Bathroom.



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SERVICES

All mains services available. Gas central heating. Underfloor heating (where stated).

EPC RATING – to follow.

COUNCIL TAX BAND – D.

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

ENTRANCE HALL

With a frosted UPVC entrance door with stairs to first floor landing, under stairs storage cupboard, cloakroom cupboard housing fuse board, radiator and double doors into the kitchen/diner.

KITCHEN/DINER

12' 8" x 17' 0" (3.86m x 5.18m) A bespoke and beautifully designed kitchen fitted with soft-close cupboards and drawer storage, practical island, composite sink with filtered hot/cold mixer tap and ceramic tiled flooring with underfloor heating, an impressive range of integrated Siemens appliances: eye-level oven, microwave, dishwasher (remotely controlled) and induction hob, finished with tiled splashbacks, under cupboard and under drawer lighting, upright radiator, spotlights, two UPVC windows overlooking the garden and a door leading to the rear garden.



LOUNGE

18' 11" x 11' 8 max" (5.77m x 3.56m) A spacious reception room with UPVC window to the front aspect, double French doors opening onto the patio and two radiators.

WC

Comprising of toilet, sink, tiled wall splashbacks, radiator, frosted UPVC window to the front aspect and lino flooring.



FIRST FLOOR LANDING

With UPVC window to the front aspect, access to four bedrooms, family bathroom and boarded loft void. There is also an airing cupboard housing the hot water cylinder with fitted shelving.

BEDROOM 1

12' 3" x 9' 9" (3.73m x 2.97m) Master bedroom overlooking the rear garden with radiator and access to en-suite.

EN-SUITE

With a three piece suite featuring a smart-controlled shower, toilet and vanity unit with sink, frosted UPVC window to the front aspect, tiled flooring with underfloor heating, tiled wall splashbacks and spotlights.



BEDROOM 2

10' 1" x 9' 9" (3.07m x 2.97m) A further well-proportioned double bedroom to the rear with radiator and UPVC window overlooking the garden.



BEDROOM 3

8' 8" x 9' 9" (2.64m x 2.97m) Double bedroom with UPVC window to the front aspect, radiator and laminate flooring.

BEDROOM 4

7' x 8' 5" (2.13m x 2.57m) A flexible fourth bedroom currently used as a home office and includes a built-in wardrobe storage, UPVC window to the rear aspect and radiator.

BATHROOM

A modern three piece suite comprising of large shower tray with mains shower, WC and sink, tiled splashbacks, tiled flooring with underfloor heating, upright towel radiator, spotlights and frosted UPVC window to the front aspect.



GARAGE

16' 8" x 8' 5" (5.08m x 2.57m) A versatile storage/workspace with an up and over door, fitted with worktop and plumbing for washing machine and dryer, wall-mounted boiler, EV charger and water softener and access to the rear garden .

OUTSIDE

To the front there is a block paved driveway provides off road parking for two vehicles with a garden laid mainly to lawn and a pathway to the entrance. To the rear there is a secure garden laid mainly to lawn with mature borders and shrubs, raised decked seating area, patio, shed with electric and side gate access to the front.



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

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SJBs & Better Edge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gibson 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.

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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 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:

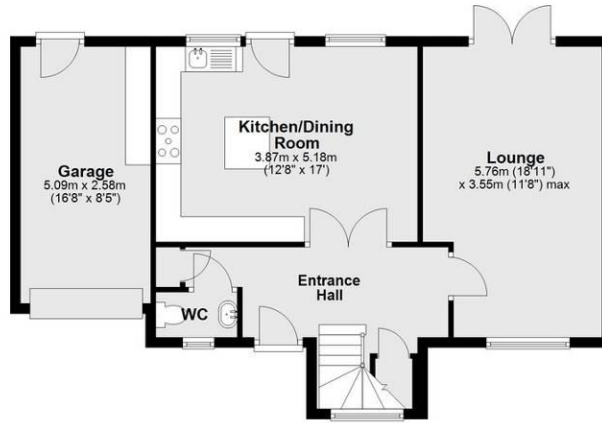
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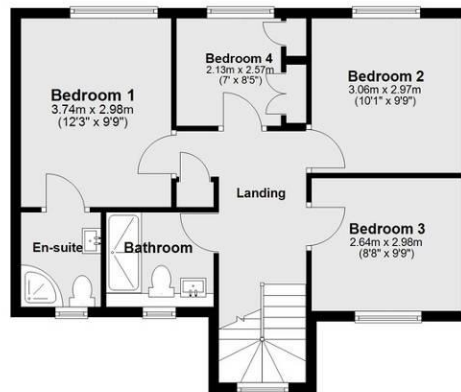




Ground Floor



First Floor



Total area: approx. 120.3 sq. metres (1295.1 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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.



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