



13 Laburnum Drive

Cherry Willingham, Lincoln, LN3 4AT



Book a Viewing!

£285,000

Situated in the popular village of Cherry Willingham, a spacious four bedroom Detached Chalet House situated on a generous plot. The accommodation on offer comprises of Entrance Hall, Utility Room, Shower Room, Bathroom, Ground Floor Bedroom 4, Lounge, Study, Dining Room, Kitchen, First Floor Landing leading to three further Bedrooms and the master Bedroom with En-suite WC/Dressing Room. The property sits on a large plot with a low maintenance garden to the front and generous established lawned rear garden, a driveway and a garage. Viewing of this spacious and well presented 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.





HALL

With staircase to the first floor, laminate flooring, storage cupboard, double glazed window to the front aspect, feature decorative porthole window and radiator.

UTILITY ROOM

With spaces for washing machine and tumble dryer, storage cupboards, tiled splashbacks and flooring, radiator and wall mounted gas fired central heating boiler.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity style unit and close coupled WC, chrome towel radiator, tiled walls and flooring.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, wash hand basin in a vanity style unit and close coupled WC, chrome towel radiator, tiled walls and flooring and double glazed window to the side aspect.

BEDROOM 4

10' 3" x 10' 0" (3.14m x 3.07m) With double glazed window to the side aspect, under stairs storage cupboard and radiator.

LOUNGE

15' 2" x 10' 11" (4.63m x 3.34m) With electric fire in a decorative fire surround, double glazed window to the front aspect and radiator.

STUDY

8' 5" x 5' 7" (2.57m x 1.71m) With radiator.

DINING ROOM

12' 6" x 11' 10" (3.82m x 3.62m) With wood flooring, double glazed window to the rear aspect, double glazed French doors to the garden and radiator.

KITCHEN

16' 0" x 8' 4" (4.88m x 2.55m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, spaces for cooker and fridge freezer, tiled splashbacks, radiator, double glazed window to the rear aspect and door to the rear garden.

FIRST FLOOR LANDING

With storage cupboard.

BEDROOM 1

13' 5" x 11' 0" (4.1m x 3.36m) With double glazed window to the front aspect and radiator.

EN-SUITE WC / DRESSING ROOM

With close coupled WC, pedestal wash hand basin, two Velux windows and radiator.

BEDROOM 2

10' 3" x 8' 4" (3.14m x 2.56m) With double glazed window to the front aspect and radiator.

BEDROOM 3

10' 4 (max)" x 8' 7" (3.15m x 2.62m) With double glazed window to the rear aspect and radiator.





OUTSIDE

To the front of the property there is a gravelled garden with flowerbeds inset. There is a driveway providing off street parking and giving access to the garage. The garage has an up and over door to the front, personnel door to the rear, light and power. To the rear of the property there is an enclosed and established garden laid mainly to lawn with patio seating area, mature shrubs, well stocked flowerbeds, shed and greenhouse.

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

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.

REFERRED FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, 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 Walker and Callum Lyman will be able to provide information on services they offer relating to surveys. Should you decide to instruct them 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 them 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 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 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated as not verified.

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Total area: approx. 136.5 sq. metres (1469.5 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 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 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.