



## 4 Fiskerton Road

Cherry Willingham, Lincoln, LN3 4JZ



Book a Viewing!

## Offers Over £250,000

A fully renovated two bedroom detached bungalow, finished to an excellent standard throughout and offered for sale with no onward chain. Having undergone a comprehensive program of modernisation including a brand new kitchen, bathroom, flooring and internal finishes, the property is ready to move straight into and would be ideal for downsizers, first time buyers or those seeking single storey living in a well-regarded village location. The accommodation comprises of an entrance porch, inner hallway, lounge, two double bedrooms, bathroom, kitchen and lean-to. Externally, there is a driveway, garage and endosed rear garden.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – B.

**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

Accessed via a frosted UPVC double glazed door providing entry into the property.

### INNER HALLWAY

With laminate flooring, column radiator, spotlights and access to all rooms.

### LOUNGE

15' 11 max" x 12' 7" (4.85m x 3.84m) With UPVC double glazed bay window, laminate flooring, spotlights and upright column radiator.



### KITCHEN

11' 5" x 10' 8" (3.48m x 3.25m) Newly fitted kitchen with a range of wall and base units, laminate worktops and flooring, column radiator, a Belling range-style cooker with five ring gas burner, multiple ovens and grill, stainless steel sink with mixer tap and a storage cupboard housing the wall mounted combi boiler.

### BEDROOM 1

15' 8 max" x 12' 3" (4.78m x 3.73m) With UPVC double glazed bay window, upright column radiator and spotlights.

### BEDROOM 2

12' 3 max" x 10' 8" (3.73m x 3.25m) With UPVC double glazed window overlooking the garden, column radiator and spotlights.



### BATHROOM

Newly fitted modern three piece suite comprising bath with mains shower over, WC and wash hand basin with vanity storage, tiled splashbacks, LED mirror, chrome heated towel rail, extractor, frosted UPVC window and contemporary flooring.

### GARAGE

19' 3" x 7' 11" (5.87m x 2.41m) An attached single garage with manual up-and-over door, rear pedestrian access door, power and lighting.



### OUTSIDE

The bungalow is set back from the road behind a mature hedge line, offering a good degree of privacy. To the front there is a generous driveway providing off road parking for multiple vehicles alongside a lawned garden with pathway leading to the entrance. To the rear the property benefits from a securely enclosed garden, mainly laid to lawn with a patio seating area and access to the single garage, along with gated side access to the front.



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**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 & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilsen 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 thoroughly checked.

**GENERAL**

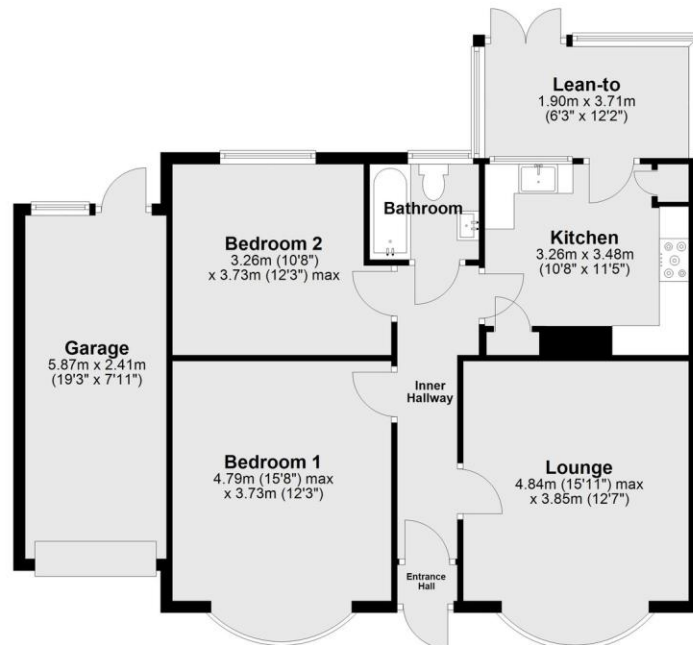
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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**Ground Floor**

Approx. 88.6 sq. metres (953.8 sq. feet)



Total area: approx. 88.6 sq. metres (953.8 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 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.

