



17 New Crescent
Cherry Willingham, LN3 4AJ

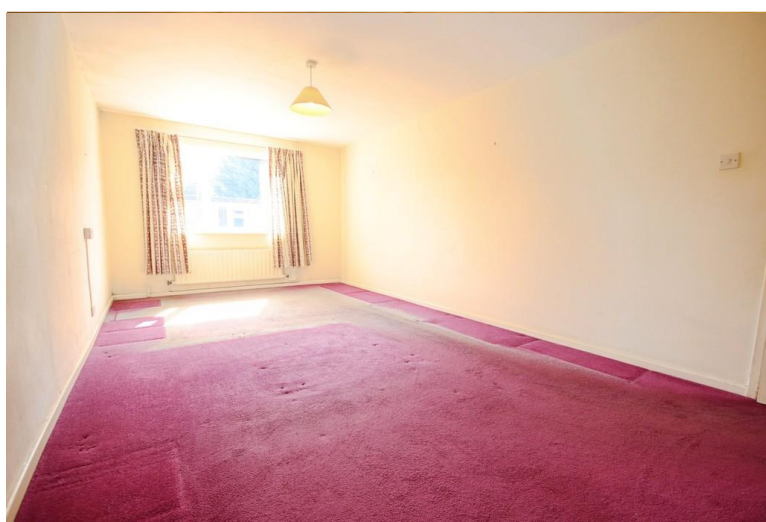


Book a Viewing!

£200,000

A Two Bedroom Detached Bungalow, positioned within the popular village of Cherry Willingham, offering a fantastic opportunity for buyers seeking a project to modernise and create a home to their own taste. Requiring updating throughout, the property benefits from well-proportioned accommodation including a spacious Lounge, Conservatory and Two Double Bedrooms, alongside a private rear garden and garage. Offered for sale with No Onward Chain, this is an ideal purchase for those looking to add value in a well regarded residential location. The accommodation comprises of an Entrance Hallway, Lounge, Kitchen, Wet Room, Two Double Bedrooms and a Conservatory.





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.



ENTRANCE HALL

Accessed via a UPVC front door with frosted glazing, with laminate flooring, built-in storage cupboard, loft access and access to all principal rooms.

LOUNGE

19' 7" x 9' 11" (5.97m x 3.02m) A spacious reception room with UPVC double glazed windows to the front and side aspects, radiator and serving hatch through to the kitchen.

KITCHEN

10' 5" x 6' 11" (3.18m x 2.11m) Fitted with a range of wall and base units, incorporating a gas hob with extractor over, electric oven, stainless steel sink with drainer and mixer tap, spaces for fridge and washing machine. With tiled flooring, tiled splashbacks, UPVC double glazed window to the side aspect and serving hatch.



WET ROOM

Fitted with a WC, wash hand basin and electric shower, with waterproof slip-resistant flooring, tiled walls, radiator, extractor and frosted UPVC double glazed window.

BEDROOM 1

19' 6" x 10' 5" (5.94m x 3.18m) A rear facing double bedroom with UPVC double glazed window and radiator.

BEDROOM 2

16' 1" x 8' 11" (4.9m x 2.72m) A further double bedroom with UPVC door and side window providing access into the conservatory, radiator and laminate flooring.



CONSERVATORY

7' 7" x 5' 9" (2.31m x 1.75m) A UPVC constructed conservatory with tiled flooring, providing additional reception space and access to the rear garden.

OUTSIDE

To the front, the property is set back from the road behind a low level wall, with a lawned garden and pathway leading to the entrance.

To the rear of the property there is a securely enclosed garden, mainly laid to lawn with a patio area and concrete pathways, along with mature shrubs and borders. There is ramped access to the conservatory, a garden shed and side gate providing access to the front. Positioned to the rear is a single garage within a block, with rear door access.



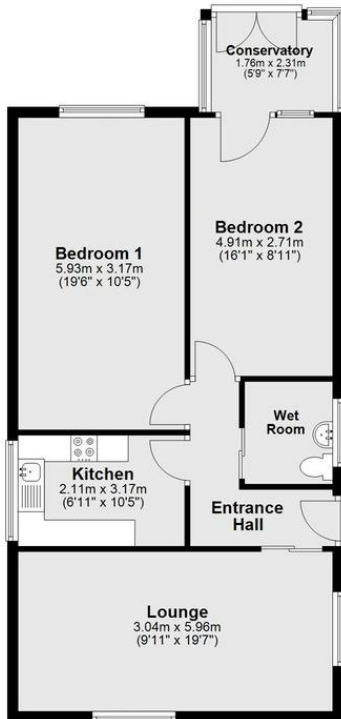
GARAGE

17' 7" x 7' 10" (5.36m x 2.39m) A single garage fitted with a manual up-and-over door, benefiting from a rear pedestrian access door leading directly into the garden, with window alongside.



Ground Floor

Approx. 71.7 sq. metres (771.7 sq. feet)
(excluding Garage)



Total area: approx. 71.7 sq. metres (771.7 sq. feet)

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.

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 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 these 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 given 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 herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England N.O. OC 353 705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

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.



www.mundys.net