



38 Croft Lane

Cherry Willingham, LN3 4JW



Book a Viewing!

£195,000

****DEVELOPMENT OPPORTUNITY**** Occupying a superb non estate plot of approximately 0.37 acres (STS) in the sought after village of Cherry Willingham, this spacious three bedroom detached bungalow offers exceptional potential for renovation, extension, or redevelopment (subject to the necessary planning permissions). The accommodation comprises a porch, generous lounge/diner, kitchen, conservatory, inner hallway, three bedrooms, the master bedroom with en-suite WC, and a family bathroom. The standout feature is undoubtedly the substantial plot, providing extensive outdoor space and, in the agent's opinion, potential for a building plot subject to planning consent. Further benefits include a gravelled driveway offering ample off-road parking and a larger than average double garage. Viewing is essential. NO CHAIN.





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

With entrance door and double glazed windows to the side aspects.

LOUNGE/DINER

24' 10" x 13' 10" (7.57m x 4.22m) With double glazed windows to the front and rear aspects, gas fire and two radiators.

KITCHEN

13' 11" x 12' 9" (4.25m x 3.89m) Fitted with a range of wall and base units with work surfaces over, twin stainless steel sinks with side drainer and mixer tap over, spaces for fridge freezer and cooker, tiled splashbacks, breakfast bar, radiator and double glazed door to the front aspect.



CONSERVATORY

20' 1" x 9' 7" (6.13m x 2.94m) With double glazed door to the rear garden and door to the driveway.

INNER HALLWAY

With double glazed window to the to the front aspect and two radiators.

BEDROOM 1

15' 10" x 10' 0" (4.84m x 3.05m) With double glazed window to the to the rear aspect and radiator.

EN-SUITE WC

With close coupled WC, pedestal wash hand basin, radiator and double glazed window to the side aspect.



BEDROOM 2

16' 4" x 7' 6" (5.00m x 2.31m) With double glazed window to the to the front aspect and radiator.

BEDROOM 3

16' 4" x 5' 11" (5.00m x 1.81m) With double glazed window to the to the front aspect and storage heater.

BATHROOM

10' 5" x 9' 7" (3.18m x 2.93m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and pedestal wash hand basin, double glazed window to the rear aspect and radiator.

OUTSIDE

The property sits on a large non estate plot of approximately 0.37 acres (STS). There are lawned gardens to the front, sides and rear. There is a gravelled driveway leading to a detached garage.



GARAGE

22' 2" x 19' 1" (6.76m x 5.82m) With light and power.

KEY FACTS FOR BUYERS

Non-traditional construction – mortgage options may be limited

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.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)





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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 the vendors (Lessors) for whom they act as Agents given to the best of their knowledge.

1. These 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 whatsoever 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.

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Ground Floor

Approx. 167.7 sq. metres (1805.3 sq. feet)



Total area: approx. 167.7 sq. metres (1805.3 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.



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