



40 High Street

Cherry Willingham, LN3 4AQ



Book a Viewing!

£265,000

A two bedroom detached bungalow situated in a non-estate position on the High Street within the highly sought after village of Cherry Willingham. The property offers well maintained accommodation comprising a fitted Dining Kitchen, Garden Room, Lounge, Shower Room, Two Bedrooms and an Entrance Hallway. Externally, there are gardens to the front and rear, a driveway providing off-street parking, a carport and a detached shed.





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

HALLWAY

With entrance door to the front elevation, radiator and doors leading to the dining kitchen, shower room and both bedrooms.

KITCHEN/DINER

19' 9" x 9' 8" (6.03m x 2.96m) Fitted with a range of base units and drawers with work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. There are spaces for a cooker, fridge and washing machine, together with ample room for a dining table. The room benefits from laminate flooring, LED spotlights to the ceiling, a uPVC window and door to the side elevation, uPVC doors leading into the garden room, access to the roof space and a glazed panel door leading into the inner hallway.



GARDEN ROOM

10' 2" x 9' 8" (3.12m x 2.96m) With uPVC windows and doors overlooking and providing access to the rear garden.

LOUNGE

11' 10" x 10' 10" (3.63m x 3.32m) Having a uPVC walk-in bay window to the front elevation, radiator, gas fire with tiled hearth and surround, decorative coving and ceiling rose.

SHOWER ROOM

4' 7" x 6' 9" (1.40m x 2.08m) Fitted with a shower cubicle, low level WC and wash hand basin, tiled flooring, tiled walls, heated towel radiator, extractor fan and a uPVC window to the rear elevation.

BEDROOM 1

11' 10" x 10' 0" (3.63m x 3.06m) With a uPVC window to the front elevation and radiator.

BEDROOM

2' 7" 10" x 8' 10" (2.40m x 2.70m) With a uPVC window to the rear elevation, radiator and fitted storage cupboards.

OUTSIDE

To the front of the property there is a lawned garden with mature shrubs and trees, together with a pathway leading to the front entrance door. To the side, a gated gravel driveway provides off-street parking and leads to a carport, with gated access through to the rear garden. The rear garden is predominantly laid to lawn and benefits from paved seating areas and a detached shed.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – A.

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](#)



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 – HOW WE MAY REFER YOU TO

<https://www.mundys.net/referral-fee/>

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

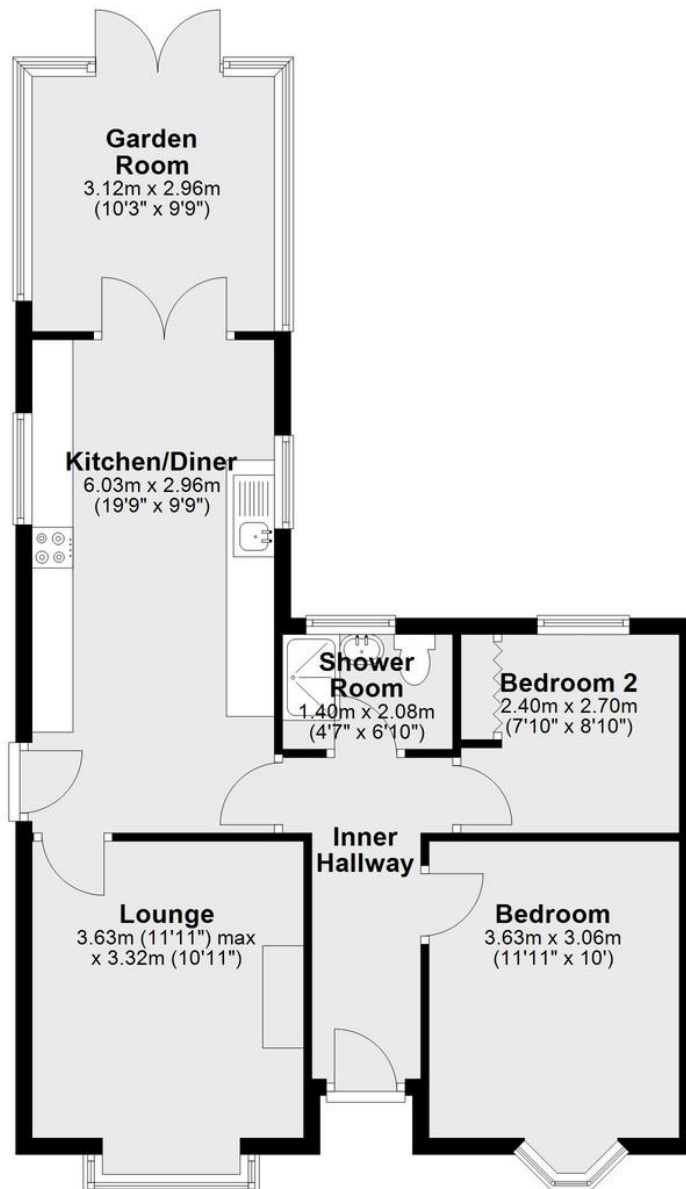
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents given the ethical:

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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor

Approx. 68.3 sq. metres (734.8 sq. feet)



Total area: approx. 68.3 sq. metres (734.8 sq. feet)

For Illustration Purposes Only
Plan produced using PlanUp.

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