



25 Laburnum Drive

Cherry Willingham, LN3 4AT

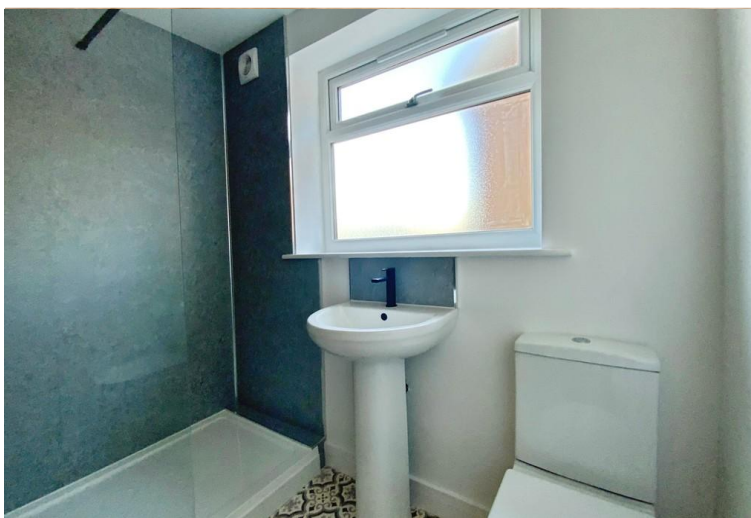


Book a Viewing!

£400,000

A completely refurbished and remodelled four bedroom detached modern family home positioned within the popular village of Cherry Willingham. The property offers modern and stylish living accommodation comprising a reception hallway, lounge with pocket doors leading into a modern open plan living kitchen, utility room, ground floor study and shower room. Stairs rise to the first floor landing giving access to four well appointed bedrooms, a luxury family bathroom and an en-suite shower room to the principal bedroom. Outside there is off-street parking to the front providing space for several vehicles and giving access to the integral garage with electric door. To the rear there is a landscaped garden with an extensive paved seating area and lawned garden.





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

INNER HALLWAY

With uPVC entrance door with side windows to the front aspect, wooden flooring, radiator, stairs rising to the first floor landing and doors leading to the lounge, study, shower room and open plan living kitchen.

LOUNGE

12' 7" x 11' 0" (3.85m x 3.37m) With uPVC window to the front aspect, wooden flooring, radiator and sliding pocket doors leading to the open plan living kitchen.



KITCHEN AREA

24' 8" x 8' 3" (7.54m x 2.54m) With uPVC windows and uPVC sliding doors overlooking the landscaped rear garden, wooden flooring and under stairs storage cupboard. Fitted with a range of modern base units and drawers with work surfaces over, composite sink and drainer with mixer tap, integrated oven, four-ring electric hob with extractor above, integrated fridge freezer, integrated dishwasher, wall mounted cupboards with complementary splashbacks and concealed gas central heating boiler.

UTILITY ROOM

7' 1" x 8' 2" (2.16m x 2.50m) With radiator, work surfaces, stainless steel sink and drainer, spaces and plumbing for a washing machine and tumble dryer.



STUDY

6' 1" x 6' 2" (1.87m x 1.90m) With uPVC window to the side aspect, wooden flooring and radiator.

SHOWER ROOM

7' 7" x 6' 2" (2.32m x 1.90m) With uPVC window to the side aspect, suite comprising shower cubicle, WC, wash hand basin, heated towel radiator and Mermaid boarded walls.

LANDING

Giving access to four bedrooms and the family bathroom.

BEDROOM 1

9' 4" x 12' 10" (2.87m x 3.93m) With uPVC window to the front aspect, radiator and door leading to the en-suite shower room.



EN-SUITE

4' 11" x 6' 3" (1.52m x 1.93m) Sliding pocket door, suite comprising shower cubicle, WC, wash hand basin, radiator, extractor fan and Mermaid boarded walls.

BEDROOM 2

10' 4" x 11' 8" (3.15m x 3.56m) With uPVC dormer window to the front aspect and radiator.

BEDROOM 3

13' 2" x 8' 8" (4.03m x 2.65m) With uPVC dormer window, radiator and access to the roof void.

BEDROOM 4

7' 3" x 9' 8" (2.23m x 2.97m) With uPVC dormer window to the rear aspect and radiator.



BATHROOM

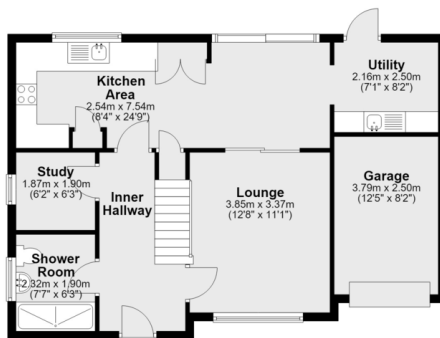
7' 10" x 6' 10" (2.41m x 2.10m) With Velux window, suite comprising bath with shower over, WC, wash hand basin set within a vanity unit, heated towel radiator and Mermaid boarded walls.

GARAGE

12' 5" x 8' 2" (3.79m x 2.50m) With electric roller door to the front, power and lighting



Ground Floor
Approx. 66.2 sq. metres (712.1 sq. feet)



First Floor
Approx. 54.4 sq. metres (586.1 sq. feet)



Total area: approx. 120.6 sq. metres (1298.2 sq. feet)
For Illustration Purposes Only
Plan produced using PlanUp.

OUTSIDE

To the front of the property there is a gravelled driveway accessed from North Street, providing off-street parking for several vehicles and giving access to the integral garage. To the rear there is a beautifully landscaped garden with an extensive paved seating area and a generous lawned garden.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

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](#)

DISCLAIMER - Some external images have been digitally edited using AI for illustrative purposes only. They should not be relied upon as exact representations of the property's garden.

WEBSITE

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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.

NOTES

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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29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

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Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

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01636 700888

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