



1 St. Pauls Avenue

Cherry Willingham, LN3 4LU



Book a Viewing!

£265,000

Positioned on a desirable corner plot within the popular village of Cherry Willingham, close to the historic Cathedral City of Lincoln, this beautifully presented three bedroom detached bungalow offers well proportioned and stylishly appointed accommodation throughout. The property briefly comprises a welcoming porch, entrance hall, spacious lounge/diner, stylish fitted kitchen, three well proportioned double bedrooms and a modern family bathroom. Outside, the property benefits from enclosed front and rear gardens, a private driveway and a detached single garage. An excellent opportunity to acquire a stylish and well maintained bungalow in a highly regarded location, early viewing is highly recommended.





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

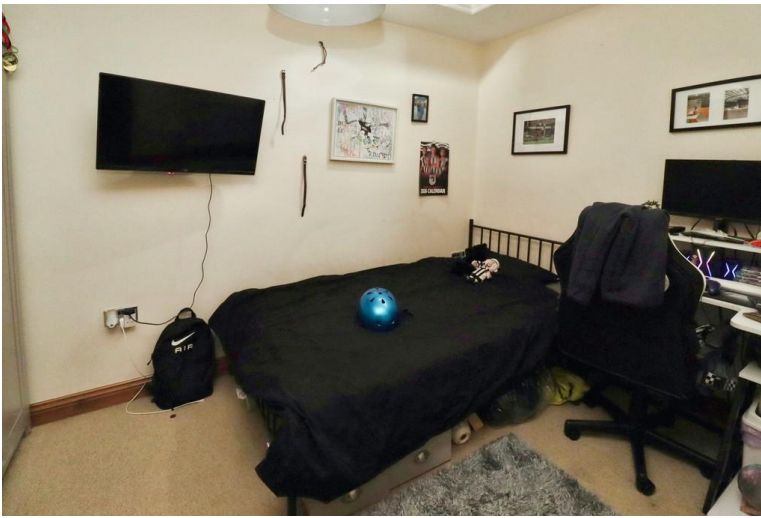
With double glazed window to the front aspect.

ENTRANCE HALL

With airing cupboard, storage cupboard and radiator.

LOUNGE/DINER

18' 2" x 11' 10" (5.56m x 3.61m) With double glazed windows to the front and rear aspects and radiator.



KITCHEN

11' 3" x 11' 3" (3.45m x 3.44m) Fitted with a stylish range of wall and base units with work surfaces over, stainless steel 1 1/2 bowl sink with side drainer and mixer tap over, electric oven, gas hob with extractor fan over, integrated wine cooler, spaces for fridge freezer, dishwasher and washing machine, spotlights, tiled splashbacks, laminate flooring, chrome towel radiator, double glazed window to the rear aspect and door to the rear garden.

BEDROOM 1

13' 9" x 11' 0" (4.21m x 3.37m) With double glazed window to the front aspect, fitted wardrobes and radiator.

BEDROOM 2

10' 0" x 8' 6" (3.07m x 2.60m) With double glazed window to the side aspect and radiator.

BEDROOM 3

11' 3" x 7' 8" (3.45m x 2.35m) With roof window and radiator.

BATHROOM

Fitted with a three piece suite comprising of p-shaped panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, chrome towel radiator, tiled walls and flooring, spotlights and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is an enclosed lawned garden paved garden with mature shrubs inset. There is a driveway accessed via Minster Drive, providing off-street parking and access to the single garage. The garage has an up-and-over door to the front and personnel door to the garden. To the rear there is an enclosed rear garden laid mainly to lawn with patio seating area.

KEY FACTS FOR BUYERS

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](#)





WEBSITE

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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

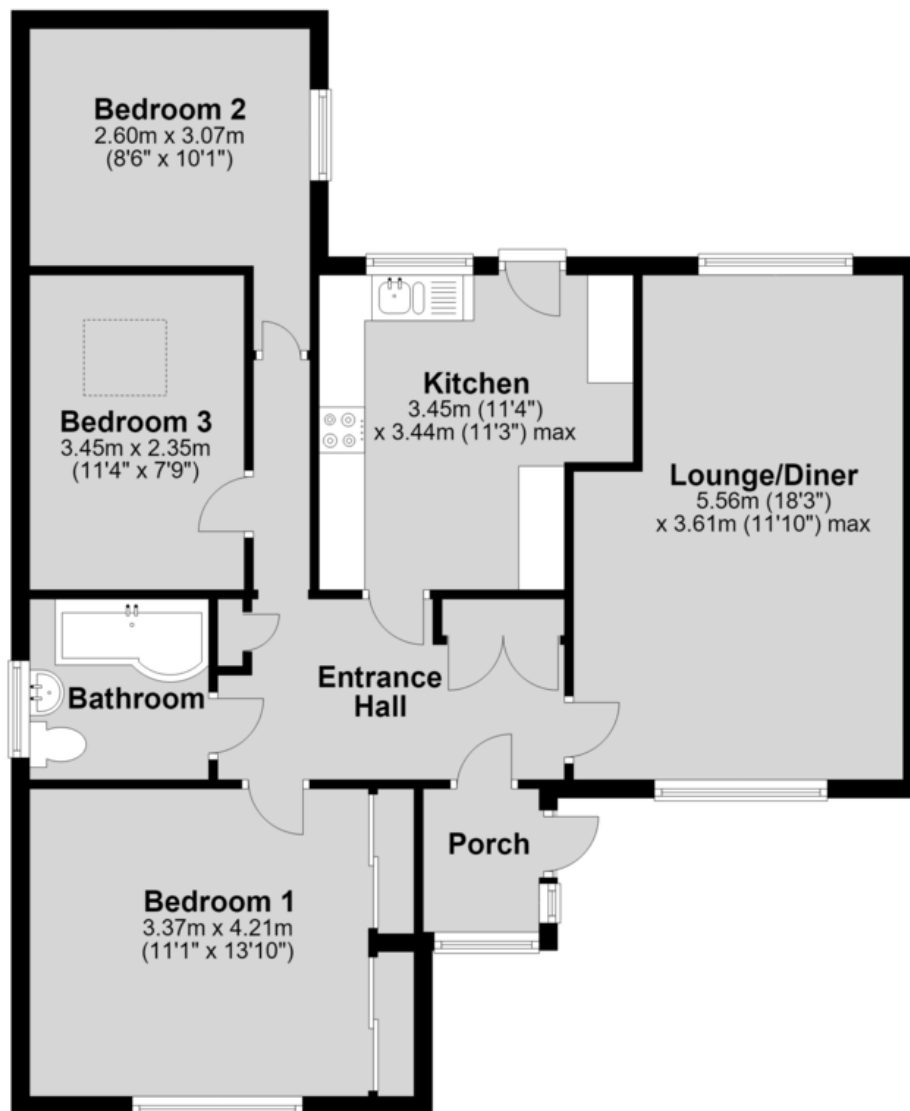
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Ground Floor

Approx. 78.4 sq. metres (843.4 sq. feet)



Total area: approx. 78.4 sq. metres (843.4 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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