



4 Sycamore Close

Cherry Willingham, LN3 4BJ



Book a Viewing!

£295,000

Situated in a quiet cul-de-sac within the popular village of Cherry Willingham, this extended and well presented four bedroom detached bungalow offers spacious and versatile accommodation throughout. The property comprises a welcoming entrance hall, comfortable lounge, modern fitted kitchen, four well proportioned double bedrooms, with the principal bedroom benefiting from an en suite shower room, together with a stylish family shower room. Outside, the property enjoys generous front and rear gardens which have been thoughtfully landscaped for ease of maintenance. A block paved driveway provides ample off street parking and extends to a part covered car port, with a single garage providing additional storage and parking. Offering well presented accommodation in a desirable village setting, 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

HALL

With storage cupboard, laminate flooring and radiator.

LOUNGE

16' 4" x 11' 10" (4.98m x 3.63m) With double glazed window to the front aspect, laminate flooring and radiator.





KITCHEN

13' 10" x 7' 6" (4.24m x 2.29m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, eye level electric oven, electric hob with extractor fan over, integrated fridge and freezer, space for washing machine, breakfast bar, tiled flooring and splashbacks, double glazed window to the front aspect and door to the garden.

BEDROOM 1

11' 6" x 10' 9" (3.51m x 3.29m) With double glazed window to the rear aspect and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle with rainfall shower, close coupled WC and pedestal wash hand basin, tiled walls and flooring, chrome towel radiator and double glazed window to the side aspect.

BEDROOM 2

15' 2" x 8' 9" (4.63m x 2.67m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

9' 5" x 8' 8" (2.88m x 2.66m) With double glazed window to the side aspect, storage cupboard and radiator.

BEDROOM 4

11' 7" x 7' 3" (3.55m x 2.21m) With a range of fitted wardrobes, double glazed window to the side aspect and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of walk in shower cubicle with rainfall shower, close coupled WC and wash hand basin in a vanity style unit, tiled walls and flooring, chrome towel radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a low maintenance gravelled garden and a block paved driveway providing off-street parking for multiple vehicles, a carport providing covered parking. There is a single garage with up-and-over door to the front, personnel door to the rear, light and power. To the rear there is a generous enclosed garden, landscaped for ease of maintenance with patio seating areas and flower beds.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B.

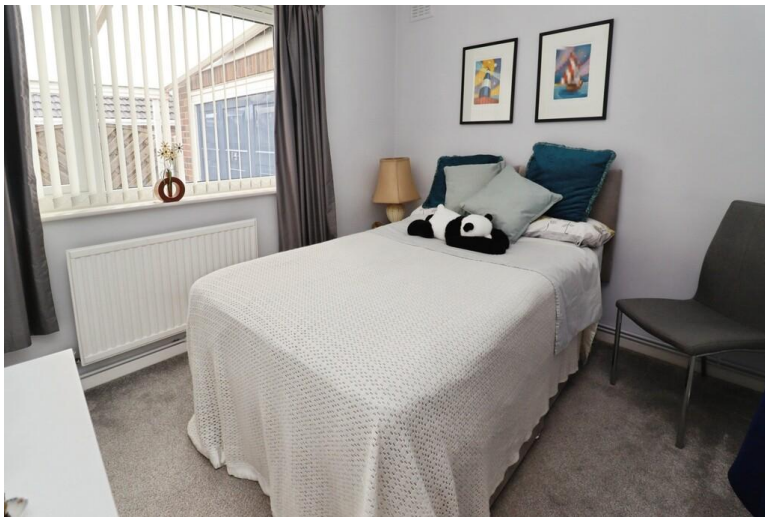
LOCAL AUTHORITY - West Lindsey District Council.

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

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/>

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

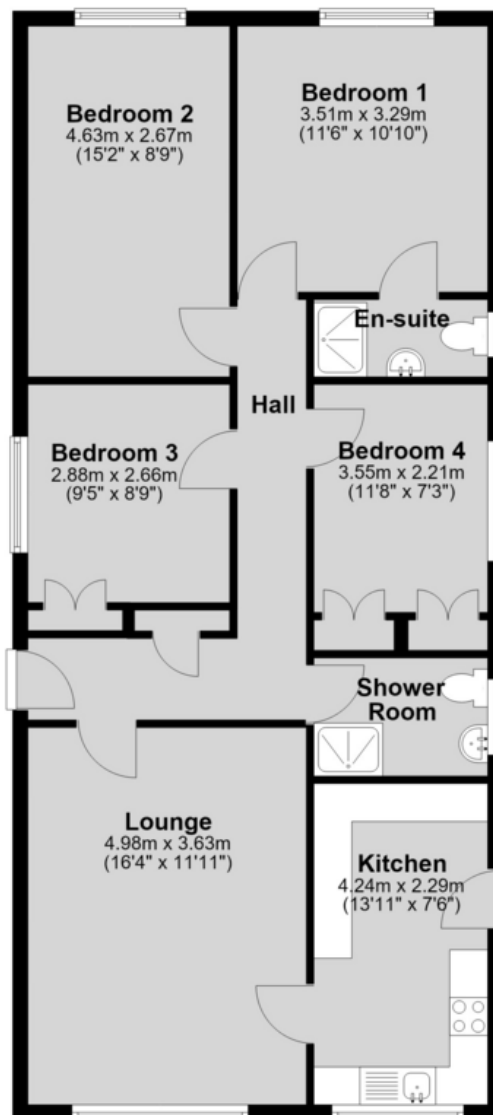
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given notice that:

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. 88.1 sq. metres (947.9 sq. feet)



Total area: approx. 88.1 sq. metres (947.9 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.



www.mundys.net