Westholm, Cherry Willingham

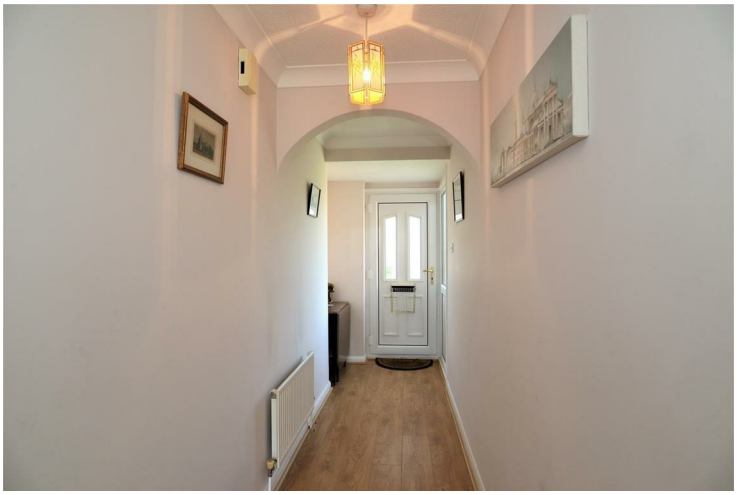
Lincoln, Lincolnshire, LN3 4DB

£215,000

NEWTONFALLOWELL

Well Presented Detached Bungalow situated in a cul de sac position within the well thought of village of Cherry Willingham. The accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen, TWO DOUBLE BEDROOMS and Shower Room. Benefitting from Gas Central Heating and Upvc Double Glazing the property boasts Driveway leading to the Detached Garage and gardens to the front and rear. For sale with No Onward Chain.

Entrance Hall



Door to front aspect and window to side aspect. Laminate flooring, radiator, coving to ceiling and loft access.

Lounge
13'6 x 12'8 (4.11m x 3.86m)

Bay window to front aspect, coving to ceiling, radiator and gas fire inset into decorative surround.

Dining Room
10'6 x 8'9 (3.20m x 2.67m)

French doors to rear garden, radiator, coving to ceiling and serving hatch into kitchen.

Kitchen
10'9 x 8'9 (3.28m x 2.67m)

Door and window to rear aspect. Fitted with a range of base and wall units with work surfaces over, stainless steel drainer sink unit, part tiled walls, tiled flooring, radiator, space and plumbing for washing machine and wall mounted gas central heating boiler.

Bedroom One
12'2 x 10' (3.71m x 3.05m)

Window to front aspect and radiator.

Bedroom Two
11'2 x 7'8 (3.40m x 2.34m)

Window to rear aspect and radiator.

Shower Room

Window to side aspect. Fitted with a low level wc, wash hand basin, shower cubicle with wall mounted shower appliance over with rainfall shower head, extractor fan, part tiled walls and radiator.

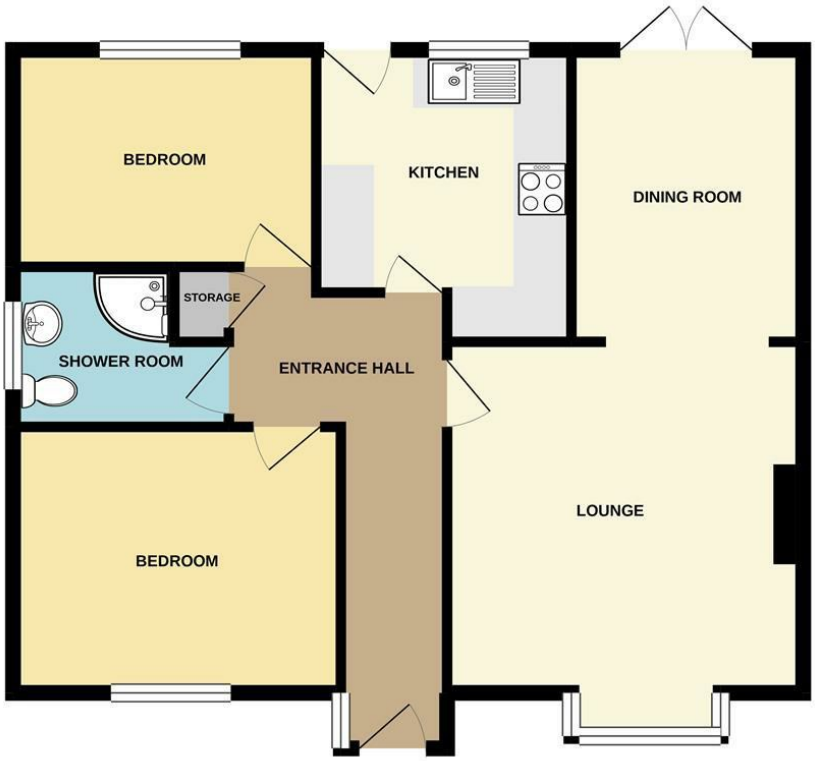
Outside

To the front of the property is a driveway leading to the detached garage. The remainder of the front is laid to lawn.
To the rear of the property is an enclosed garden mainly laid to lawn with a variety of plants and shrubs. There is gated side access.

Detached Garage
17'' x 8'4 (5.18m' x 2.54m)
Up and over door, power and lighting.

Agents Note
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.



WESTHOLM, CHERRY WILLINGHAM

TOTAL FLOOR AREA : 726 sq.ft. (67.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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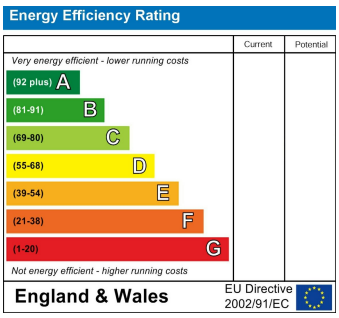

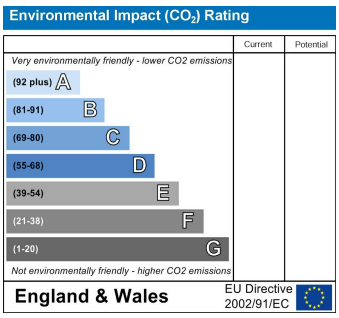

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