



2 Barrons Close, Cherry Willingham, Lincoln, LN3 4GB



Book a Viewing!

£485,000

Ideally positioned in a tucked away cul-de-sac within the highly sought after village of Cherry Willingham, this immaculate and extensively improved five bedroom link detached home offers spacious and versatile accommodation, perfectly suited to modern family living. The beautifully presented interior comprises a welcoming Entrance Hall, generous Lounge, stylish refitted Kitchen, Utility Room, Dining Room and a Conservatory overlooking the garden. A ground floor fifth Bedroom with En-suite Shower Room provides excellent flexibility and is ideal for multi-generational living or guest accommodation. To the First Floor, an impressive Galleried Landing leads to a superb Master Suite featuring a Walk-In Wardrobe and five piece En-suite Bathroom, together with three further well-proportioned Bedrooms and a Family Bathroom. Outside, the property enjoys attractive and well maintained front gardens, while the enclosed rear garden provides a wonderful private retreat with covered seating areas for year round enjoyment. Further benefits include a gated block paved driveway and a double garage. Viewing is highly recommended to fully appreciate the exceptional standard of accommodation and desirable location on offer.





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

ENTRANCE HALL

A welcoming entrance hall with staircase to the first floor, understairs storage cupboard, tiled flooring and radiator.

LOUNGE

15' 10" x 14' 7" (4.85m x 4.46m) With double glazed window to the front aspect, gas fire set within a feature fireplace, air conditioning unit, laminate flooring and radiator.





KITCHEN

14' 9" x 9' 6" (4.51m x 2.91m) Fitted with a stylish range of wall and base units with work surfaces over, undermount Belfast sink with mixer tap over, eye level electric oven, five ring gas hob with extractor fan over, space for American fridge freezer and dishwasher, tiled flooring, double glazed window to the side aspect and door to the conservatory.

UTILITY AREA

With a range of storage cupboards, undermount sink with mixer tap over, tiled splashbacks and flooring and double glazed window to the rear aspect.

DINING ROOM

14' 9" x 14' 7" (4.52m x 4.46m) With double glazed window to the front aspect, double glazed French doors to the garden, air conditioning unit, tiled flooring and radiator.

CONSERVATORY

10' 9" x 8' 0" (3.30m x 2.45m) With double glazed door to the garden.



BEDROOM 5

15' 8 (max)" x 10' 0" (4.78m x 3.06m) With double glazed window to the rear aspect, laminate flooring and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, radiator and double glazed window to the rear aspect.

GALLERIED LANDING

With airing cupboard, double glazed window to the rear aspect and radiator.



BEDROOM 1

15' 10" x 15' 2" (4.84m x 4.63m) With double glazed window to the front aspect, fitted wardrobes, laminate flooring, air conditioning unit and radiator.

WALK-IN WARDROBE

With double glazed window to the rear aspect and laminate flooring.



EN-SUITE SHOWER ROOM

Fitted with a five piece suite comprising of panelled bath, shower cubicle, bidet, close coupled WC and wash hand basin in a vanity style unit, tiled walls, laminate flooring, towel radiator and two double glazed windows to the side aspect.

BEDROOM 2

12' 5" x 11' 11" (3.81m x 3.65m) With double glazed window to the front aspect, fitted wardrobes, laminate flooring, air conditioning unit and radiator.



BEDROOM 3

12' 0" x 8' 9" (3.68m x 2.68m) With double glazed window to the front aspect, fitted wardrobes, laminate flooring and radiator.

BEDROOM 4

9' 4" x 6' 6" (2.87m x 2.00m) With double glazed window to the front aspect, laminate flooring and radiator.

BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the rear aspect.



OUTSIDE

To the front of the property there is a lawned garden with well stocked raised flowerbeds and mature shrubs. There is an enclosed rear garden laid mainly to lawn with covered seating areas, mature shrubs and trees. The property further benefits from a gated block paved driveway providing off street parking for multiple vehicles and access to the double garage. The garage has an up and over door to the front, side personnel door, light and power.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating. Solar Panels. Air conditioning unit.

EPC RATING – B.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)



VIEWINGS - By prior appointment through Mundys.

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 their clients and the vendors (lessors) for whom they act as Agents given that:

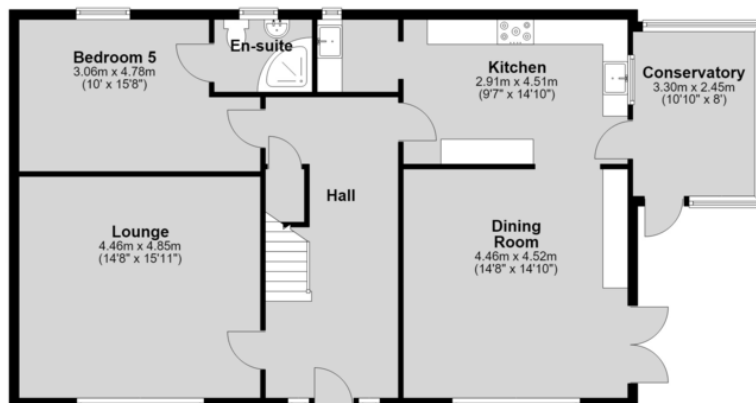
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition 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.



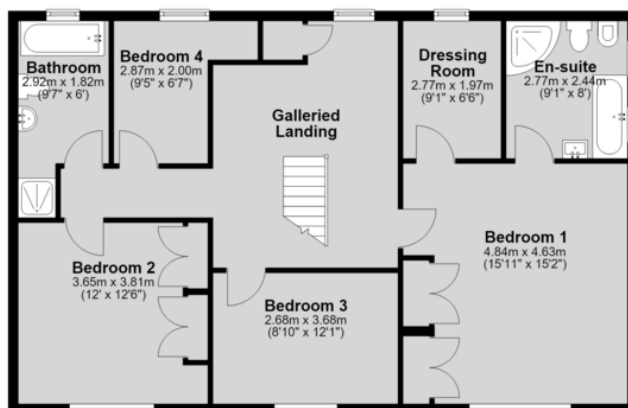
Ground Floor

Approx. 101.0 sq. metres (1086.9 sq. feet)



First Floor

Approx. 95.0 sq. metres (1022.9 sq. feet)



Total area: approx. 196.0 sq. metres (2109.8 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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.

