



King&Co.

7B WATERFORD LANE,
CHERRY WILLINGHAM, LN3 4AL
£450,000





DESCRIPTION

A deceptively spacious detached Dormer Bungalow positioned down a private driveway. This beautifully designed home boasts impressive, vaulted ceilings, a southwest-facing garden, and has been built to an exceptionally high specification throughout. Viewing is highly recommended to appreciate the accommodation on offer.

The property is located in the popular village of Cherry Willingham and with its many facilities and amenities, including a secondary school, shops and eateries with Lincoln just a 10-minute drive away.

INFORMATION

Construction - cavity wall

Heating - Air Source Heat Pump/ Under floor heating

Off street parking

Council tax band D

EPC rating B

Mobile - Mobile coverage available

Broadband - <https://checker.ofcom.org.uk/>



VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

ANTI MONEY LAUNDERING

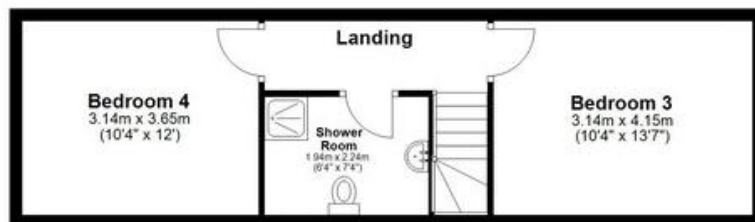
King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.



Ground Floor



First Floor



Total area: approx. 173.3 sq. metres (1864.9 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

