



13 New Crescent

Cherry Willingham, Lincoln. LN3 4AJ





13 New Crescent, Cherry Willingham

This is a three bedroom detached bungalow, which has been appointed to a very good standard over the last two years, to include new boiler and loft insulation, standing in a quiet residential area of bungalows in the heart of Cherry Willingham.

Cherry Willingham offers a good range of local amenities which includes a primary and secondary school, sports/leisure facilities, Co-op Supermarket, post office and newsagent, butchers, hairdresser, chemist, food takeaways, public houses and more. There is quick and access out to the eastern suburb of the historic City of Lincoln, approximately 3.5 miles away to the west, with its excellent range of shopping and social facilities. Within the next two years the village will benefit from access to the new eastern bypass which will provide very quick access to routes south of the city. **NO ONWARD CHAIN !**

ACCOMMOATION

Entrance Hall having uPVC obscure double glaze entrance door, built-in storage cupboard space, built in boiler cupboard containing the Vokera gas fired central heating boiler.

Lounge Diner [19'10" x 9'10" (6.04m x 2.99m)] having a very pleasant westerly outlook over the front garden and New Crescent; three radiators, mock fireplace with attractive surround suitable for electric fire, telephone point and power points.

Kitchen [10'5" x 6'10" (3.17m x 2.08m)] having a southerly aspect; attractive modern contemporary design style fitted base, drawer and eye level units, work surface areas with single drainer stainless steel sink unit inset, extending around the adjoining wall. Built-in brushed style steel Lamona oven with storage cupboards above and beneath, space for an upright fridge/freezer as required, room for laundry white goods.





Lamona ceramic style hob to surface with brushed style steel cooker hood above. There are tiled splash backs to all fitted work surface areas and power points.

Shower Room [6'3" x 5'5" (1.90m x 1.65m)] appointed to an excellent standard in a contemporary design style comprising; corner shower cubicle with shower fitting and accompanying wall tiling to full height, wash hand basin with toiletry cabinet below and low-level WC with concealed cistern. Tiling to all walls to at least above dado rail height and ladder back style radiator/towel rail.

Bedroom [12'1" x 8'10" (3.68m x 2.69m) inclusive of built in wardrobe space] having a pleasant easterly view over the rear garden; built in wardrobe and cupboard space, radiator and power points.

Bedroom [10'4" x 8'9" (3.15m x 2.66m) with lobby area 3'1" by 2'7" (0.94m x 0.79m)] with a view over the rear garden; radiator and power points

Bedroom [7'4" x 5'11" (2.23m x 1.80m)] having a southerly aspect; radiator and single power point.

OUTSIDE

The bungalow stands in a prominent and pleasant location opposite the small green at the heart of New Crescent. There is a pleasant front garden enjoying a westerly aspect with a range of mature shrubs and flowering plants including ornamental conifers, hydrangea, budliea, sedum and more. A pedestrian footpath runs from the entrance gate down the northern elevation of the bungalow through to the well enclosed rear garden, predominantly laid to lawn with a range of mature shrubs inset. There is a small area of concrete and paved patio from which to sit and enjoy the garden with it's easterly and southerly aspects. An old garden shed is set to one corner.

The bungalow benefits from having a terraced garage set within the Crescent garage block with up and over door. There is also a good area of on street parking adjoining the green.



ENERGY PERFORMANCE RATING: D (newly rated)

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

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