



64 Jubilee Close

Cherry Willingham, Lincoln. LN3 4LD

**BELL**  
ROBERT BELL & COMPANY





## 64 Jubilee Close, Cherry Willingham, Lincoln

This is a very pleasantly located semi-detached modern family home situated in the popular village of Cherry Willingham, less than 10 minutes from the historic City of Lincoln and the eastern bypass.

The house offers a very good range of three-bedroom accommodation (GIFA 807 ft<sup>2</sup> / 74 m<sup>2</sup>) and benefits from having a larger than average attached garage and a good sized garden.

### ACCOMMODATION

**Entrance Hall** having an attractive obscure double glazed, leaded light style panelled front entrance door, staircase up to first floor and radiator. Glazed panel door through to sitting room and door to:

**Cloakroom** comprising; small wash hand basin with tiled splashback, low-level WC and radiator.

**Sitting Room** enjoying a pleasant outlook over the front of the property and across the Close; having attractive, contemporary design style wall mounted electric fire, coving and radiator. Glazed panelled door through to:

**Dining Kitchen** having a southerly outlook over the rear garden from the UPVC double glazed French doors; a good range of contemporary design style fitted base, drawer and wall units, work surface areas with ceramic 1 1/2 bowl single drainer sink unit inset, room for washing machine beneath and space beneath for general storage or a kitchen appliance as appropriate. Brushed steel AEG oven and brushed steel four ring gas AEG hob to inset surface with concealed cooker hood and accompanying wall cupboard space set on either side. Concealed Worcester gas fired central heating boiler to one corner with tall concealed fridge/freezer to one end. There is a good sized walk-in under stairs storage cupboard, tiled splash back to all fitted work surface areas, radiator and inset ceiling spotlights fittings.





## First Floor

**Landing** with built-in airing cupboard containing the insulated hot water cylinder, coving, radiator and access to roof space.

**Bedroom 3** having a very pleasant southerly view down over the rear garden; coving and radiator.

**Bedroom 2** having a pleasant southerly outlook across the rear of the property; floor to ceiling wardrobe space across one wall and radiator.

**Bedroom 1** having a northerly view over the front of the property and up the Close to the west with a 'glimpse' of the historic Lincoln Cathedral on the far horizon; extensive floor to ceiling wardrobe space across one wall, coving and radiator.

**Good Sized Shower Room** refurbished to an excellent standard having a good sized walk-in shower cubicle area with accompanying wall tiling to full height, pedestal wash hand basin and low-level WC. Full height tiling to all walls, ladder back style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

## OUTSIDE

The house is very discreetly located in the head of this cul-de-sac of modern homes. To the front of the property there are gravelled/paved areas with a pathway to the front door inset with shrubs in part. Adjoining the eastern elevation of the house there is the good-sized **Garage** with motorised roller blind door, uPVC double glazed panelled service door to rear, access to roof space, fluorescent lighting strip and power points. A pathway runs down the eastern elevation of the garage to a gateway which provides pedestrian access through to the rear of the house.

There is a good size, low maintenance, rear garden which benefits from having a southerly aspect. Adjoining the rear elevation of the house is a paved patio area with a large veranda and the main garden area beyond, laid to gravel providing an ideal space for an arrangement of flower pots and tubs. There is an outside water tap and exterior security light.





## West Lindsey District Council – Tax band: B

### ENERGY PERFORMANCE RATING: tbc

**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.

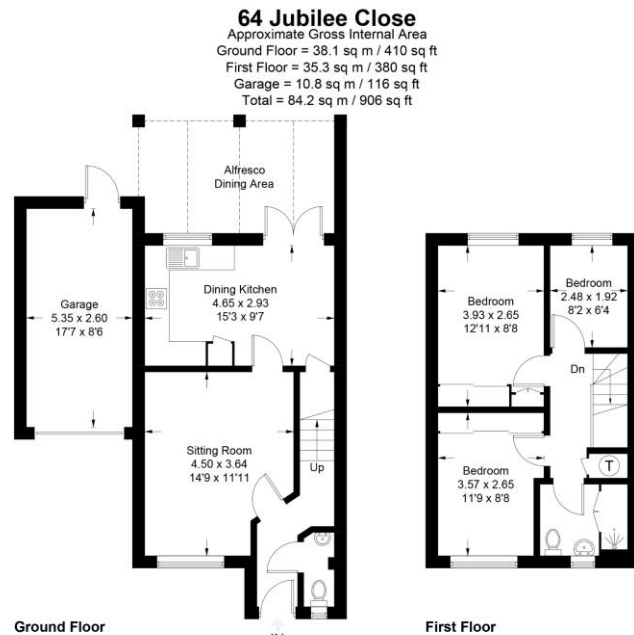
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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