



**Jubilee Close, Cherry Willingham,  
Lincoln**

£220,000

**MARTIN & CO**



Jubilee Close, Cherry Willingham, Lincoln

House - End Terrace  
2 Bedrooms, 1 Bathroom

- Ideal First Time Purchase
- Sought After Village Location
- Nestled within the Cul-De-Sac
- Single Garage with Parking for Two Vehicles
- Two Double Bedrooms
- Downstairs Cloakroom
- Front and Rear Gardens
- Tenure - Freehold
- Council Tax Band - A / EPC Rating - C
- Service Charge - £110PA

Two bedroom home positioned within the desirable village of Cherry Willingham. Nestled away in a quiet cul-de-sac, this ideal first time purchase comprises internally of an entrance hall with cloakroom, living room, fitted kitchen diner, two double bedrooms and a bathroom. Viewings by appointment only.



Two bedroom home positioned within the desirable village of Cherry Willingham. Nestled away in a quiet cul-de-sac, this ideal first time purchase comprises internally of an entrance hall with cloakroom, living room, fitted kitchen diner, two double bedrooms and a bathroom. Externally offering a single garage with parking for two vehicles in front plus gardens to both the front and rear. Viewings are by appointment only.

Cherry Willingham is a well served village situated approximately 5 miles from the city of Lincoln and is on the Eastern Bypass. Offering a range of local amenities, including schooling, shops, pubs, a doctor's surgery and regular transport links to the city centre.

Tenure - Freehold  
EPC Rating - C  
Council Tax Band - A

#### Entrance Hall

Composite front door, carpet flooring, pendant fitting, radiator, mains consumer unit and the alarm control panel.

#### Cloakroom

6'5" x 2'9"

Low level WC with wall mounted wash basin, tiled flooring, radiator, light fitting and a PVC front window.

#### Living Room

16'5" x 11'10"

PVC window to the front aspect, carpet flooring, two radiators, flame effect electric fire, Honeywell thermostatic control and a light fitting. Stairs rising to the first floor.

#### Kitchen Diner

14'9" x 8'1"

Base and eye level units with laminated work surfaces and feature lighting, tiled splash back and an inset ceramic sink and



drainer. Fully fitted with a range of appliances to include an oven, gas hob with extractor over, integrated dishwasher and fridge freezer plus space and plumbing for a washing machine. PVC French doors and window to the rear aspect, tiled flooring, spot lit ceiling, radiator, housed Worcester boiler with controls below plus an under stairs storage cupboard.

#### Stairs / Landing

Carpet flooring, radiator, pendant fitting, Honeywell thermostatic control, access to the loft and a shelved airing cupboard housing the hot water cylinder.

#### Bathroom

6'10" x 6'0"

Three piece suite comprising of a low level WC, pedestal wash basin and a panel bath with thermostatic shower over. Vinyl flooring, PVC rear window, heated towel rail, spot lit ceiling and extractor.

#### Bedroom

13'4" x 8'5"

PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

#### Bedroom

11'4" x 11'3"

PVC window to the front aspect, carpet flooring, pendant fitting, radiator and built in wardrobes.

#### Garage

16'3" x 8'8"

Up and over door to the front.

#### Outside

To the front is a pleasant garden with lighting being mostly laid to lawn with gravel and planted borders within the wrought iron fencing. Pathways leads to the front door with further side access to the rear. The rear offers a fully enclosed garden, with laid lawn, planted and gravel borders plus a patio area. The rear benefits from a water supply and side gated access leading to the front.

#### Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

#### Service Charge

Service Charge - £110.00 per annum (can be paid six monthly) This covers the maintenance and upkeep of the public open spaces

Reviewed annually.

This information has been provided by the vendor and must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically

mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

