Lady Meers Road

Cherry Willingham



MOUNT & MINSTER



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A spacious and contemporary residence with a large driveway and glorious rear garden, enjoying country views and just minutes from the nearby Cathedral City of Lincoln.

- Detached Home
- Open-Plan Kitchen
- Lounge
- Large Utility Room
- Four Bedrooms
- Shower Room
- Extended Driveway
- Garage
- Landscaped Garden
- Rural Views



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INTRODUCTION

Tucked away on the edge of a popular village, this attractive home offers comfortable and modern living from top to bottom. Accommodation briefly includes a contemporary kitchen diner with bifold doors out to the garden, a large utility boot room, a lounge with a front bay window, a W.C., four bedrooms and a impressive shower room.

OUTSIDE

The property is approached onto a large driveway with ample private parking for multiple vehicles and direct vehicular access to the garage. Two side gates lead round to the rear garden which is predominantly laid to lawn with a paved pathway leading to a summer house and flower beds to the boundary. A timber decked area extends towards the neighbouring field and a shed provides useful space for additional garden storage.

LOCATION

Cherry Willingham is a highly regarded village lying just a few miles east of the historic Cathedral City of Lincoln, offering an appealing blend of village life and convenient access to the city. The village provides a good range of everyday amenities, including local shops, schooling, sports facilities and community services, while its setting gives residents easy access to attractive countryside and nearby walking and cycling routes.

Popular with families and commuters alike, Cherry Willingham is well placed for travel into Lincoln and the surrounding area, with straightforward road links to neighbouring villages and the wider county. Its established residential character, strong sense of community and proximity to Lincoln make it an enduringly popular choice for those seeking a quieter setting without sacrificing the convenience of city amenities.

Lincoln itself offers an excellent mix of history, culture, shopping and leisure, with its magnificent Cathedral and Castle forming the centrepiece of the city's famous uphill quarter. Alongside its independent shops, cafés and restaurants, the city provides a wide range of national retailers, schooling, healthcare and recreational facilities, while Lincoln Central railway station offers direct services to destinations including London. The combination of a thriving city and the surrounding Lincolnshire countryside makes the area an increasingly attractive place to live.

SCHOOLS

The village is home to Cherry Willingham Primary Academy, catering for children aged 4–11, providing an accessible option for younger families. For secondary education, The Priory Pembroke Academy is situated within the village, offering schooling for pupils aged 11–16. Further educational opportunities can also be found in the surrounding villages and nearby city of Lincoln, including a wider choice of primary, secondary and independent schools.

ENERGY PERFORMANCE CERTIFICATE

Rating: TBC











COUNCIL TAX BAND

Band: D
West Lindsey District Council

TENURE

Freehold with vacant possession on completion.

METHOD OF SALE

The property is offered for sale by Private Treaty.

VIEWINGS

By prior arrangement with the Agents (01522 716204).

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:
T: 01522 716204
E: Ellen@mountandminster.co.uk

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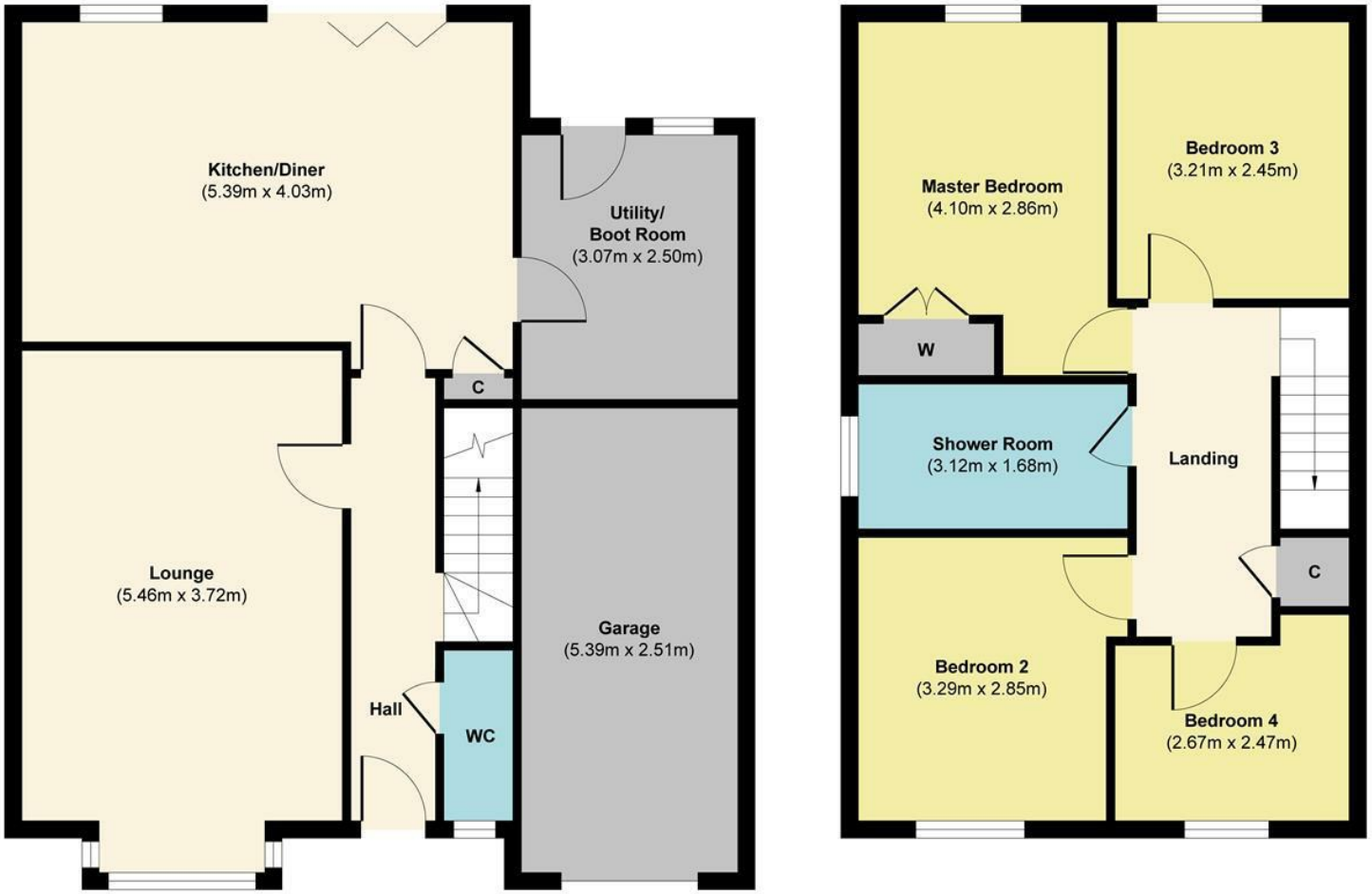








111 Lady Meers Road



Ground Floor
Approximate Floor Area
(76.27 sq. m)

First Floor
Approximate Floor Area
(52.83 sq. m)

Approx. Gross Internal Floor Area 129.10 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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