



2 Rudgard Avenue
Cherry Willingham, Lincoln, Lincolnshire, LN3 4JG

Guide Price
£300,000

4 Bedroom Detached House

- Freehold
- Modern Method of Auction - T & Cs
- Reservation Fee Payable
- Planning Permission for Additional Dwelling
- Detached 4 Bedroom Home
- Extensive Corner Plot
- Highly Sought After Village
- EPC Rating - C, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 2 Rudgard Avenue, Cherry Willingham, Lincoln, Lincolnshire, LN3 4JG](#)



Overview

For Sale By Modern Method of Auction - T & Cs Apply

Development Opportunity – 4-Bedroom Detached Home with Approved Planning Permission for an Extension and New Dwelling

Pygott and Crone are pleased to offer this exciting development opportunity – a spacious four-bedroom detached family home occupying a generous corner plot in the popular village of Cherry Willingham. The property comes with full planning permission for the construction of a separate three-bedroom detached dwelling within the grounds, as well as approved plans for an extension to the existing house.



The current accommodation includes: Entrance Hallway, Cloakroom/WC, Lounge Diner, Family Room, and a well-appointed Fitted Kitchen. The first floor offers four generously sized Bedrooms and a Modern Family Bathroom. Details of the approved extension plans are available in the brochure as well as the plans for the new dwelling.

Cherry Willingham is a well-served village offering a range of local amenities, including shops, takeaways, a doctor's surgery, schools, and regular public transport links to the historic Cathedral City of Lincoln.

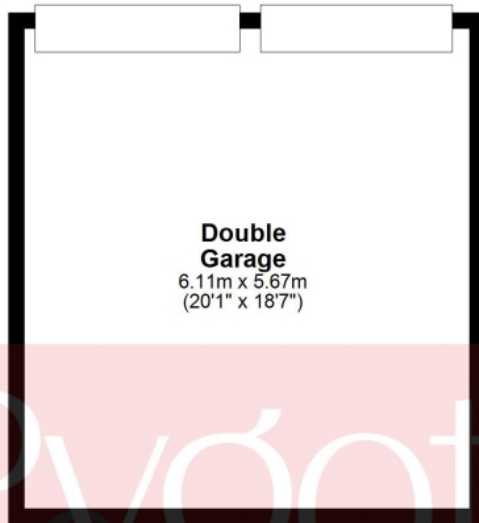
Agent's Note: A detached double garage is currently situated on the plot; however, the existing planning permission requires its removal to facilitate the construction of the new dwelling.





Garage

Approx. 34.6 sq. metres (372.9 sq. feet)

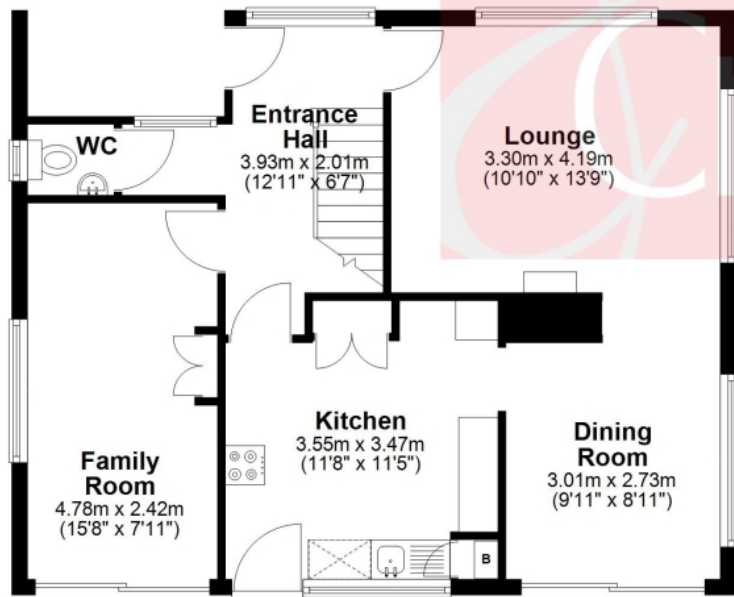


Double Garage

6.11m x 5.67m
(20'1" x 18'7")

Ground Floor

Approx. 58.7 sq. metres (631.8 sq. feet)



WC

Entrance Hall

3.93m x 2.01m
(12'11" x 6'7")

Lounge
3.30m x 4.19m
(10'10" x 13'9")

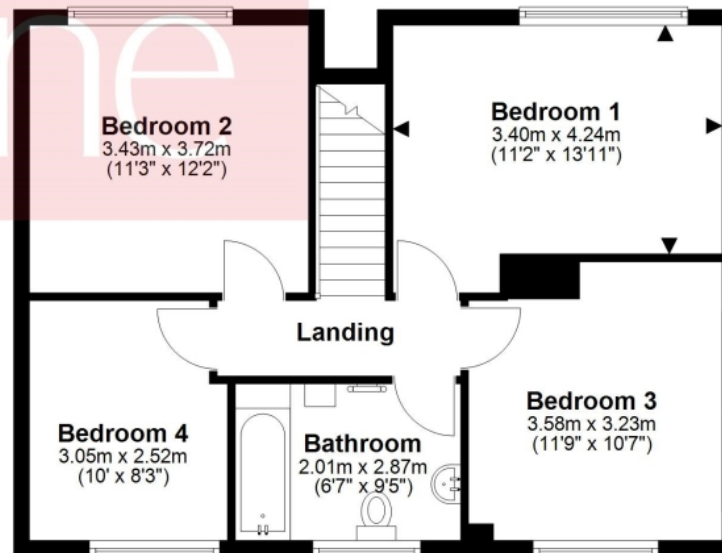
Kitchen
3.55m x 3.47m
(11'8" x 11'5")

Dining Room
3.01m x 2.73m
(9'11" x 8'11")

Family Room
4.78m x 2.42m
(15'8" x 7'11")

First Floor

Approx. 58.2 sq. metres (626.8 sq. feet)



Bedroom 2
3.43m x 3.72m
(11'3" x 12'2")

Bedroom 1
3.40m x 4.24m
(11'2" x 13'11")

Landing

Bedroom 4
3.05m x 2.52m
(10' x 8'3")

Bathroom
2.01m x 2.87m
(6'7" x 9'5")

Bedroom 3
3.58m x 3.23m
(11'9" x 10'7")

Total area: approx. 151.6 sq. metres (1631.5 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall 3.93 x 2.01m



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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Bianca van Tonder
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.









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is on the market with our Lincoln branch

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