



# Hawthorn Road

CHERRY WILLINGHAM

An impressive 4/5 detached family home, set  
within a 1/4 acre plot, just 3 miles from  
Lincoln City Centre



THE NEW  
HOMES  
AGENT

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## Key Features

- 4/5 Bedroom Detached
- 2,300sqft Internal Living Space
- Double Integral Garage
- Worcester Pressurised Heating System
- Quartz Kitchen Worksurfaces
- Integrated Neff Appliances
- 1/4 Acre Plot
- CAT-6 Cabling Throughout
- Full Height Vaulted Ceiling to Lounge
- Family Bathroom & 3 En-suites

**Hawthorn Road**  
**£525,000**



Viewings by appointment only. Call **The New Homes Agent** now to make arrangements.

# Specification Schedule

## External

- 1/4 Acre plot with a mature treeline to the spacious front garden
- Contrasting mix of stone, brickwork and rendered facade
- Granite 'Pavesett' driveway with space to host up to 10 cars
- Option to create more parking for an additional 6 cars
- Integral Double garage with power and lighting, and internal access from Utility
- Electric roller garage doors in Anthracite Grey
- Anthracite grey, double glazed PVC windows throughout
- Premium stone external sills
- Slate roof with PVC Soffits and Fascia's for easy maintenance
- Mature, 10ft hedge-line to west boundary for complete privacy from west neighbour. Non-overlooked from any other angle
- Enclosed rear garden, freshly laid to lawn beautiful Indian Sandstone patio area meeting the bifold doors from the Lounge and patio doors from the Kitchen/Diner
- Full Height, two-storey feature window/entrance door
- Maximum security locking system with an impenetrable guarantee from the manufacturer
- Chrome up/down PIR sensor lights to all external walls

## Internal

- Luxury Vinyl Tile flooring throughout hallway, utility and kitchen/diner
- Premium grey carpets to all other areas
- 25ft Kitchen Diner with Integrated Neff Appliances, including the sought-after Slide&Hide™ Neff oven
- 'Quoker' boiling water tap with integrated de-scaler and water softener
- Contrasting mix of Solid oak and premium Quartz kitchen worksurfaces
- Two-tone shaker style cabinets in a mixture of Deep Sea Blue and Soft Grey
- Utility room with Quartz worksurface, housing the Worcester-Bosch boiler with additional space for a freestanding washer and dryer
- Ground Floor W/C with shaker-style vanity sink
- 250sqft lounge with vaulted ceiling,
- beautiful roof-mounted skylights, a triple bifold door with rear garden access and an open fireplace with a working flue
- Space to house a log burner
- Ground floor study/games room/5th bedroom with a triple window, overlooking the extensive private driveway
- Open staircase with oak handrails and contemporary glass balustrades
- Recessed oak internal doors with quality chrome furniture
- 4 Double Bedrooms with 3 en-suites & 3-piece family bathroom
- Half-tiled en-suites with contemporary sanitary ware (high gloss, soft grey vanity sink units)
- Worcester Bosch Gas fired, pressurised, zoned central heating system with wall-mounted thermostats
- Ultra-highspeed CAT-6 cabling, providing internet connection point throughout the property.
- Connected to mains gas and mains waste







## Floorplan and Dimensions

Kitchen/Dining/Living

7.64m x 5.13m (25'0" x 16'9")

Lounge

4.56m x 5m (14'11" x 16'4")

Study/Snug

5.12m x 3m (16'9" x 9'10")

Utility

5.1m x 2.4m (16'8" x 7'10")

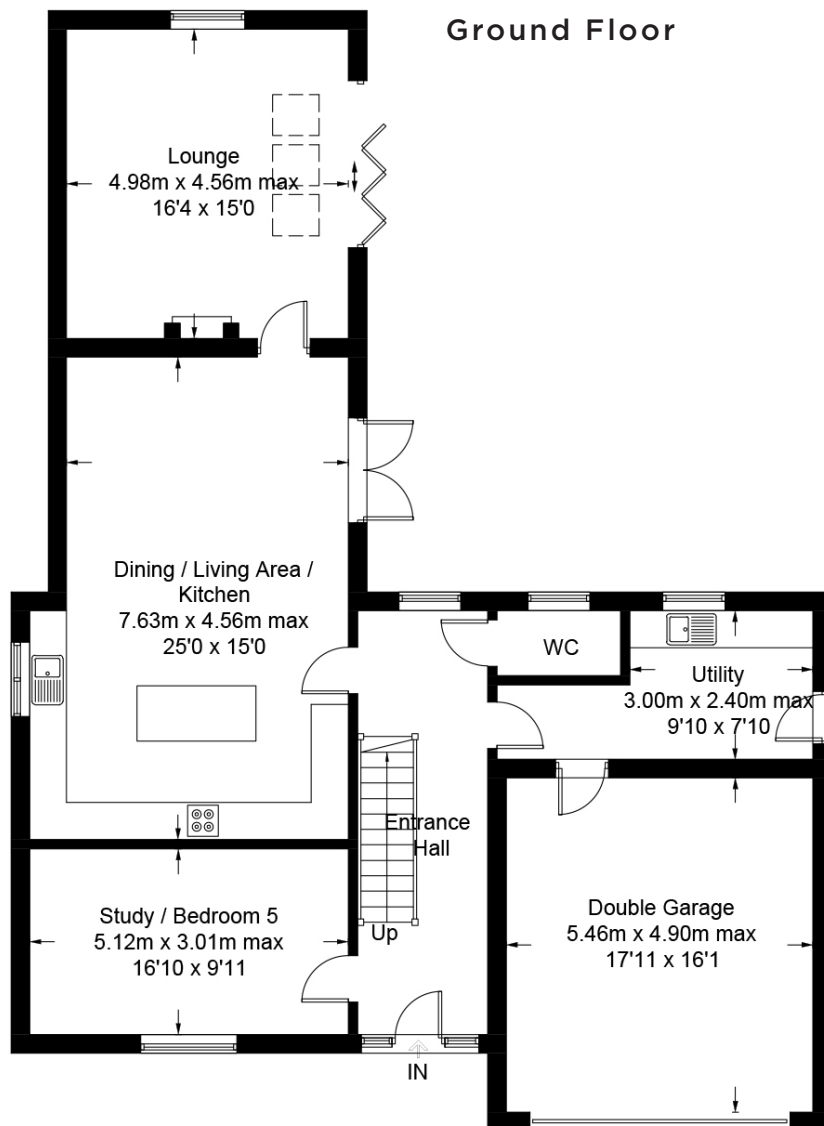
WC

2m x 1.17m (6'6" x 3'10")

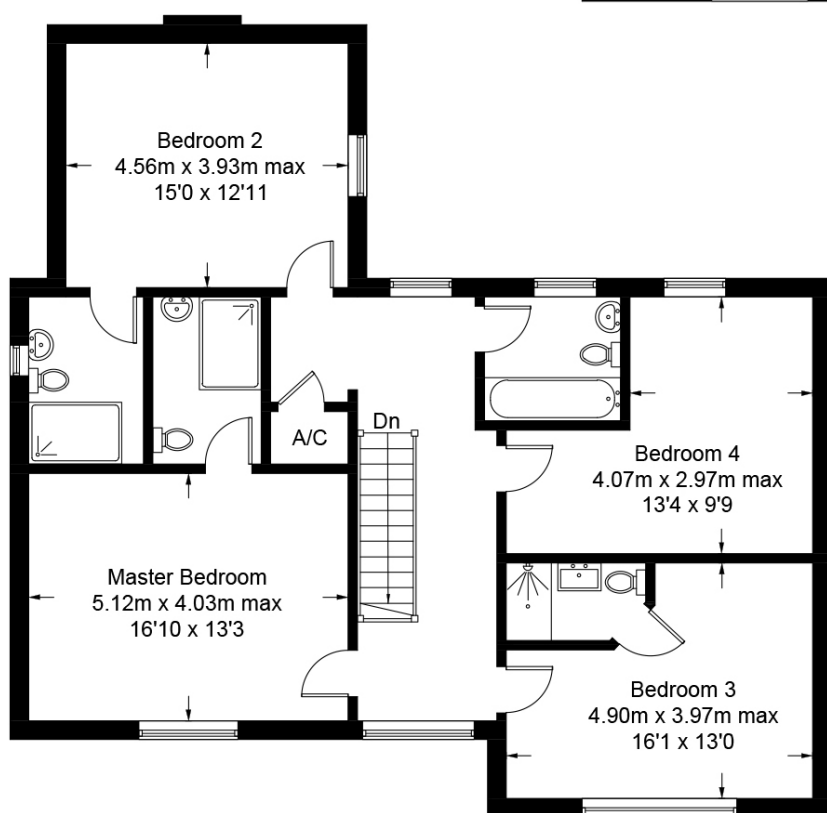
Garage

4.9m x 5.42m (16'0" x 17'9")

## Ground Floor



## First Floor



Master Bedroom

5.12m x 4m (16'9" x 13'1")

Ensuite

1.75m x 2.55m (5'8" x 8'4")

Bedroom 2

4.56 x 3.93 (14'11" x 12'10")

Ensuite

1.86m x 2.55m (6'1" x 8'4")

Bedroom 3

4.9 x 3.97 (16'0" x 13'0")

Bedroom 4

4.9m x 4.1m (16'0" x 13'5")

Bathroom

2m x 2.2m (6'6" x 7'2")

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a moving experience