



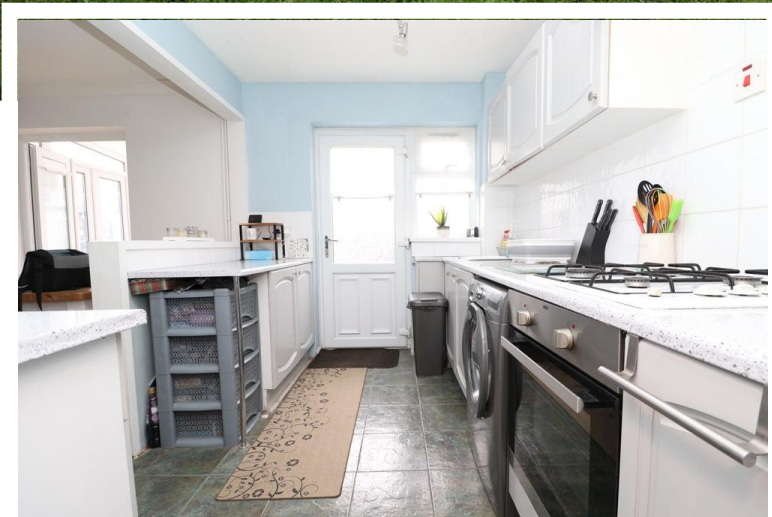
8 Harwich Close

Lincoln, LN5 9UG

£190,000

A three bedroom semi-detached house situated in the ever popular Brant Road area, to the South of the Cathedral City of Lincoln. The property has well-presented accommodation comprising of Lounge, Dining Room, fitted Kitchen, Conservatory and a First Floor Landing leading to three Bedrooms and a newly fitted Bathroom. The property further benefits from front and rear gardens and a single garage in a block. Viewing is highly recommend.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – B

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.



ACCOMMODATION

LOUNGE

15' 11" x 11' 1" (4.86m x 3.39m), with double glazed window to the front aspect and radiator.

DINING ROOM

13' 3" x 8' 1" (4.05m x 2.47m), with staircase to the First Floor, laminate flooring, radiator, double glazed French doors to the Conservatory and two storage cupboards.

KITCHEN

10' 0" x 6' 8" (3.05m x 2.05m), fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven, gas hob with extractor fan, space for a washing machine, understairs storage cupboard, tiled splashbacks, tiled flooring, double glazed window to the rear aspect and door to the rear garden.

CONSERVATORY

9' 9" x 8' 7" (2.98m x 2.64m), with double glazed French doors to the rear garden, oak flooring and radiator.

FIRST FLOOR LANDING

With loft access point.

BEDROOM 1

11' 1" x 8' 11" (3.40m x 2.73m), with a range of fitted wardrobes, double glazed window to the front aspect and radiator.

BEDROOM 2

10' 2" x 8' 9" (3.12m x 2.69m), with fitted storage cupboard, double glazed window to the rear aspect and radiator.

BEDROOM 3

8' 3" x 6' 9" (2.54m x 2.07m), with double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, wash hand basin in a vanity unit and close coupled WC, tiled walls, chrome towel radiator, spotlights and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a lawned garden with flowerbeds. To the rear of the property there is an enclosed garden laid mainly to lawn with patio seating area and decked seating area. The property further benefits from a single garage in a block.





WEBSITE

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SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

GENERAL

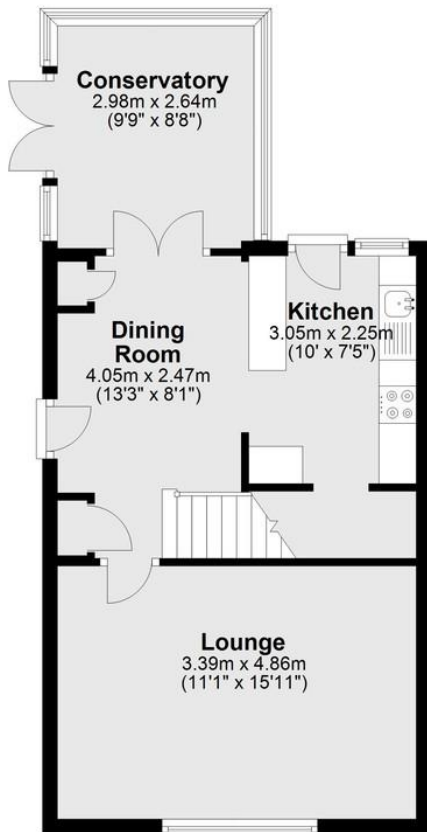
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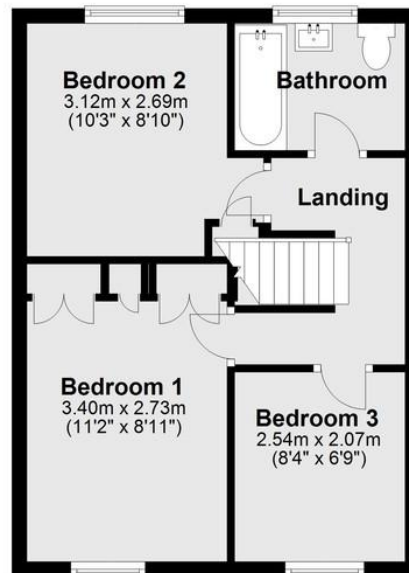
Ground Floor

Approx. 44.6 sq. metres (480.2 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.3 sq. feet)



Total area: approx. 78.9 sq. metres (849.4 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

