



4 Club Yard, Blacksmiths Lane, Harmston, Lincoln, LN5 9SW



Book a Viewing!

£220,000

Situated in the heart of the beautiful Cliff village of Harmston, a characterful two bedroom cottage on a deceptively large plot, with well presented accommodation comprising of Utility/Porch, Hall, Bathroom, Kitchen, Lounge, Conservatory and the First Floor Landing which leads to two Bedrooms. The property sits on a generous plot with two brick outbuildings, gravelled driveway and several areas of well maintained garden. Viewing of this fantastic character cottage is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Harmston is a popular Cliff Village to the South of Lincoln with easy access to Lincoln, Newark, Grantham, the A1 and the Mainline Railway. The village benefits from The Thorold Arms public house, a church and many picturesque country walks. There is a bus route that serves the village providing access to Lincoln and Grantham.





UTILITY/PORCH

With feature roof lantern, storage cupboards, plumbing and space for washing machine, wall mounted gas fired central heating boiler and tiled flooring.

HALL

With radiator.

BATHROOM

7' 4" x 6' 2" (2.26m x 1.89m) Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, part tiled walls, wooden flooring, radiator and double glazed window to the front aspect.



KITCHEN

14' 4" x 6' 0" (4.39m x 1.85m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, Range cooker, space and plumbing for dishwasher, tiled splashbacks and double glazed internal window to the front aspect.

LOUNGE

14' 5" x 11' 6" (4.40m x 3.53m) With staircase to the first floor, double glazed French doors to the Conservatory, log burner and two radiators.



CONSERVATORY

11' 0" x 8' 0" (3.37m x 2.44m) With tiled flooring.

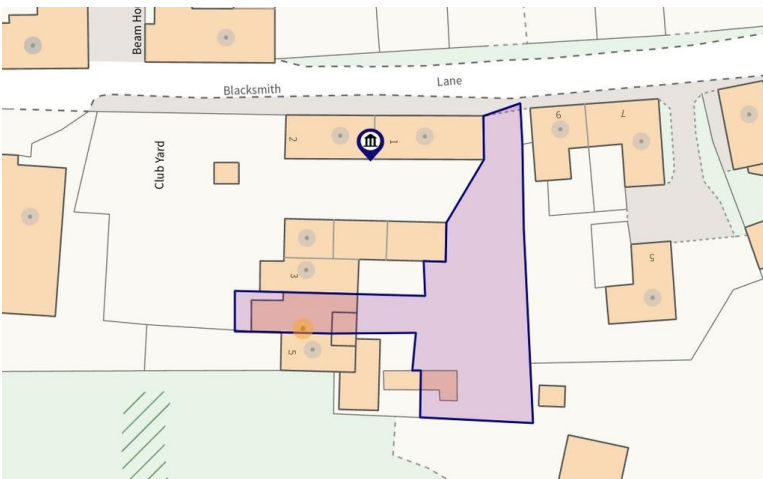
FIRST FLOOR LANDING

BEDROOM 1

7' 6" x 11' 6" (2.31m x 3.53m) With overstairs storage cupboard, double glazed window to the rear aspect and radiator.

BEDROOM 2

14' 1" x 5' 11" (4.31m x 1.82m) With double glazed window to the front aspect and radiator.



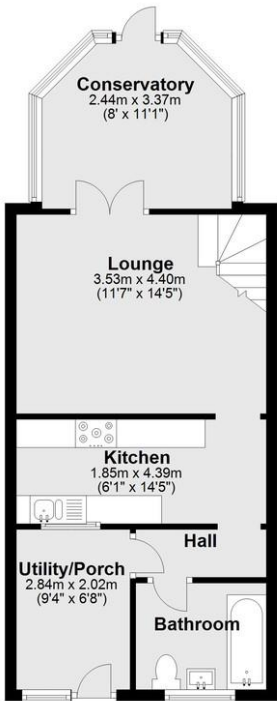
OUTSIDE

The property sits on a generous plot with an extensive garden to the front of the property, with gravelled areas, lawned area, two brick outbuildings and an enclosed secret garden. There is a gravelled driveway providing off street parking for multiple vehicles.



Ground Floor

Approx. 46.4 sq. metres (499.9 sq. feet)



Total area: approx. 66.4 sq. metres (714.7 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Callum Lyman 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.

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

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.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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 thoroughly checked.

GENERAL

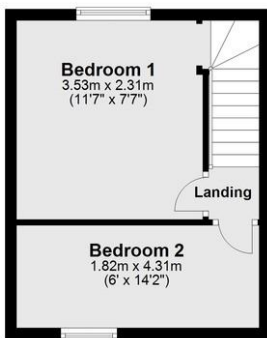
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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First Floor

Approx. 20.0 sq. metres (214.8 sq. feet)



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.

