



**51 Harland Road,
Lincoln, LN2 4GW**



Book a Viewing!

£450,000

This is a larger than average four double Bedroom Detached Family Home positioned in this popular modern development off Nettleham Road. The property has internal accommodation to comprise of Reception Hallway, Study, WC, bay fronted Lounge, Dining Room, modern fitted Kitchen Diner with breakfast area, Utility Room and stairs rising to First Floor Landing giving access to four well-appointed Bedrooms, Family Bathroom and an En-suite to Bedroom One. Outside the property is approached by a blocked paved driveway with parking for several vehicles in front of a detached double garage and to the side of the property there is further off street parking giving gated access to more secure off street parking. There is a landscaped garden to the rear of the property.





SERVICES

All mains services available. Gas central heating.

EPC RATING — B.

COUNCIL TAX BAND — E.

LOCAL AUTHORITY - West Lindsey District 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

INNER HALLWAY

With UPVC window and door to the front, wooden laminate flooring, radiator, stairs to first floor landing with storage below and doors leading to the study, kitchen diner, lounge and WC.

WC

With UPVC window to the front, WC, wash hand basin and radiator.

STUDY

9' 4" x 8' 4" (2.87m x 2.56m) With UPVC window to the front and radiator.

LOUNGE

12' 2" x 15' 6" (3.71m x 4.74m) With UPVC walk-in bay window to the front with radiator and views over the front garden, gas fire with marble hearth and surround, coving to the ceiling and archway leading to the Dining Room.

DINING ROOM

12' 3" x 11' 3" (3.74m x 3.44m) With UPVC double doors to the rear garden, space for dining table, radiator and door leading into the Kitchen.



KITCHEN/DINER

22' 5" x 15' 4" (6.84m x 4.68m) With UPVC windows to the side and rear, door to the Utility Room, tiled flooring, fitted with a range of modern base units and drawers with work surfaces over, ceramic sink and drainer with mixer tap, integral fridge and freezer, oven and grill, six-ring gas hob with extraction above, integral dish washer, wine cooler, breakfast bar, wall mounted cupboards with complementary lighting and splashbacks, space for a dining table and radiator.



UTILITY ROOM

11' 8" x 5' 6" (3.56m x 1.70m) With UPVC window and door to the rear garden, spaces for washing machine and tumble dryer, wall mounted gas central heating boiler, base units with work surfaces over, wall mounted cupboards with complementary splashbacks, integral fridge, stainless steel sink and drainer, LED spotlights, extraction fan and radiator.



FIRST FLOOR LANDING

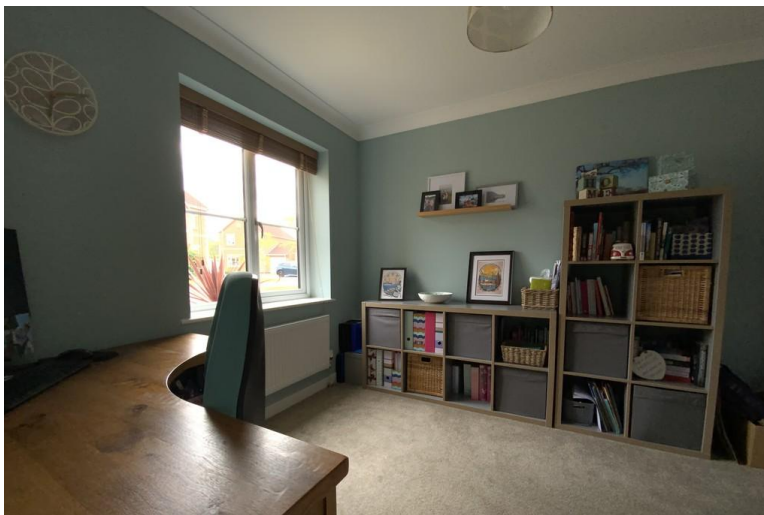
With radiator, fitted cupboard, airing cupboard and access to the roof void.

BEDROOM 1

12' 2" x 18' 6" (3.71m x 5.66m) With UPVC window to the front, radiator and door to the En-suite.

EN-SUITE

4' 11" x 10' 8" (1.52m x 3.26m) With fully tiled walls, corner bath with shower attachment, shower cubicle, WC, wash hand basin with vanity cupboard, chrome towel radiator and extraction fan.



BEDROOM 2

12' 2" x 11' 3" (3.72m x 3.43m) With UPVC window to the rear and radiator.

BEDROOM 3

12' 0" x 11' 11" (3.66m x 3.65m) With UPVC window to the front and radiator.

BEDROOM 4

11' 3" x 11' 0" (3.44m x 3.36m) With UPVC window to the rear and radiator.

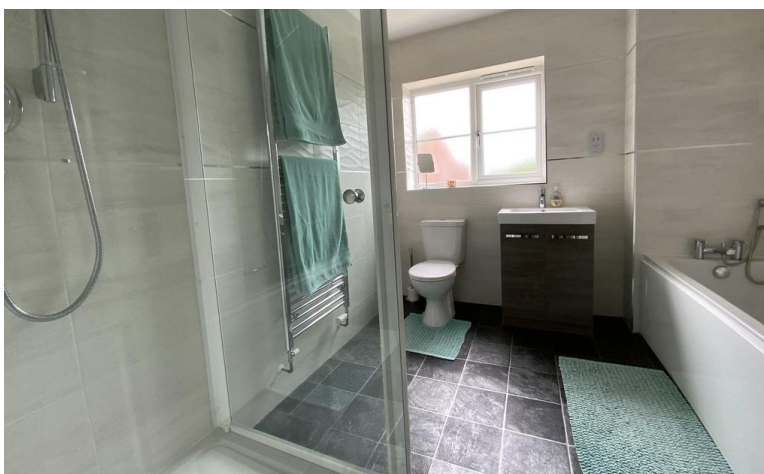


BATHROOM

8' 11" x 8' 2" (2.74m x 2.51m) With UPVC window to the rear, tiled walls, chrome towel radiator and suite to comprise of shower, WC, wash hand basin with vanity cupboard and bath with shower attachment.

OUTSIDE

To the front of the property there is an extensive block paved driveway with parking for multiple vehicles in front of the double garage and a further block paved area giving gated access to more secure off street parking, a lawned garden and path to the front door. To the rear of the property there is a newly landscaped garden to incorporate summerhouse, sunken pergola with feature paved seating area, raised lawned garden with raised beds, paved seating area giving access to the dining room and utility room. To the side of the property there is an extensive lawned garden with room for a trampoline/children's play area and door leading to the double garage.





DOUBLE GARAGE

16' 8" x 16' 6" (5.09m x 5.04m) With up and over door to the front, power, lighting and door to the rear garden.

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 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.

Coverings 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 01 522 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.

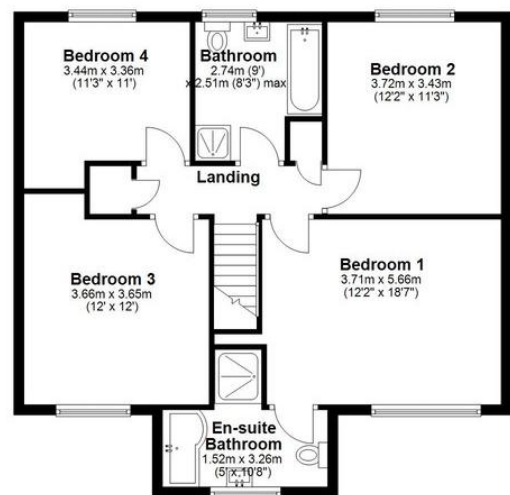
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Ground Floor



First Floor



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22 Queen Street
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01673 847487

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.