



39 Harland Road
Lincoln, LN2 4GW



Book a Viewing!

£380,000

Situated just off Nettleham Road, one of Lincoln's most desirable addresses, this larger than average Four Bedroom Detached Family Home offers spacious and beautifully presented accommodation in a prime position to the North of the City. Ideally located for access to the Historic City Centre, excellent schooling, a wide range of local amenities and the A46 bypass. The property has been thoughtfully improved by the current owners to create a stylish modern home. The accommodation includes a welcoming Entrance Hallway, bay-fronted Lounge, Ground Floor WC and a stunning Open Plan Kitchen Diner with doors leading to the landscaped rear garden. The First Floor provides Four well-proportioned Bedrooms, with the Master benefiting from fitted wardrobes and an En-suite Shower Room and a contemporary Family Bathroom. Outside, the home enjoys an attractive frontage with a driveway and garage and a landscaped rear garden with both covered and open seating areas, making it an ideal choice for families seeking comfort, convenience and an excellent location.





SERVICES

All mains services available. Gas central heating.

Service Charge – Approximately £100 per annum.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

EPC RATING – C.

COUNCIL TAX BAND – D.

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.



INNER HALLWAY

With wooden flooring, radiator, under stairs storage cupboard and doors leading to the WC, Lounge and Kitchen Diner.

WC

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

LOUNGE

15' 0" x 10' 3" (4.59m x 3.14m) A light and spacious reception room with UPVC bay window to the front and radiator.



KITCHEN/DINER

27' 3" x 9' 7" (8.32m x 2.94m) A fantastic open plan space with UPVC windows and French doors opening onto the rear garden, along with a further side entrance door and fitted with a modern range of wall and base units with work surfaces over, composite sink and drainer with mixer tap, integrated four ring gas hob with extractor above, double oven and grill, fridge, freezer, dishwasher, a secondary stainless steel sink with mixer tap, space for a washing machine, tiled splashbacks, wall mounted gas boiler, radiator, wooden flooring and LED lighting.

LANDING

Giving access to four bedrooms, family bathroom and airing cupboard with a radiator and roof space.

BEDROOM 1

12' 9" x 12' 5" (3.89m x 3.80m) With UPVC window to the rear, radiator, fitted wardrobes and door leading to the en-suite.



EN-SUITE

5' 11" x 2' 1" (1.81m x 0.65m) With shower cubicle, WC, wash hand basin set in vanity unit, part tiled walls, chrome towel radiator and UPVC window.

BEDROOM 2

19' 0" x 9' 0" (5.80m x 2.76m) A generous double bedroom with UPVC window to the front.

BEDROOM 3

14' 7" x 9' 4" (4.45m x 2.87m) With UPVC window to the front and radiator.



BEDROOM 4

8' 3" x 7' 3" (2.52m x 2.22m) With UPVC window to the front and radiator.

BATHROOM

8' 10" x 6' 6" (2.71m x 2.00m) Fitted with a modern suite comprising of bath with shower over, wash hand basin with vanity cupboard, WC, radiator and UPVC window to the rear.

OUTSIDE

To the front of the property there is a landscaped garden with decorative gravel beds, path to the front door, driveway providing off street parking and access to the garage. To the rear, the garden is well-landscaped with a



covered seating area, paved patio and established flowerbeds.

GARAGE

15' 0" x 9' 11" (4.59m x 3.03m)

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 Calum 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.

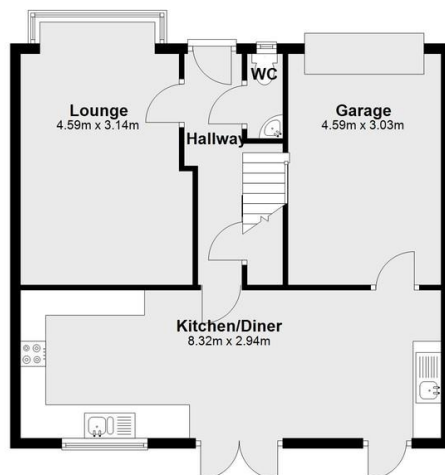
GENERAL

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:

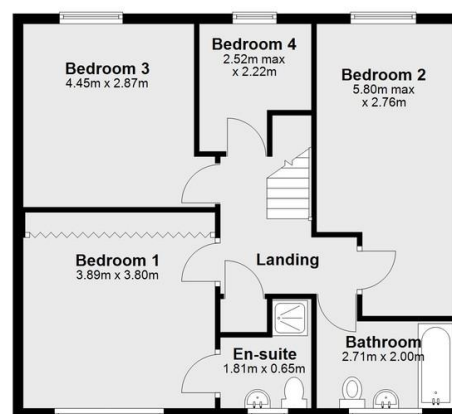
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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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Ground Floor



First Floor



Total area: approx. 127.9 sq. metres

For Illustration Purposes Only
Plan produced using PlanUp.

39 Harland

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.

