



### 3 Crescent Mews, Harmston, LN5 9GS



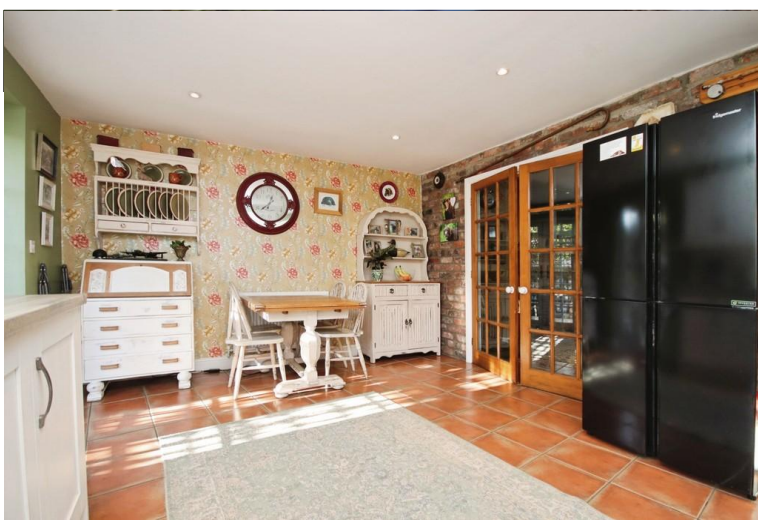
Book a Viewing!

**£360,000**

A rare opportunity to acquire a beautifully presented and characterful Three Bedroom Home, situated within the sought after Harmston Park development in the popular village of Harmston, built by the highly regarded Peter Sowerby Homes. Blending exposed brickwork and period style features with modern fixtures and fittings throughout, the property offers spacious, well balanced accommodation, a double garage, ensuite facilities and a strong sense of individuality, making it an excellent choice for owner occupiers or those looking for a home that offers something a little different. The accommodation comprises of an Entrance Hall, Lounge, Kitchen with Dining space, Utility Room and Ground Floor WC. To the First Floor there are Three Bedrooms, including a Main Bedroom with En-suite, alongside a Family Bathroom. Externally, the property benefits from an attractive frontage and a double garage with power and lighting.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – C.**

**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.





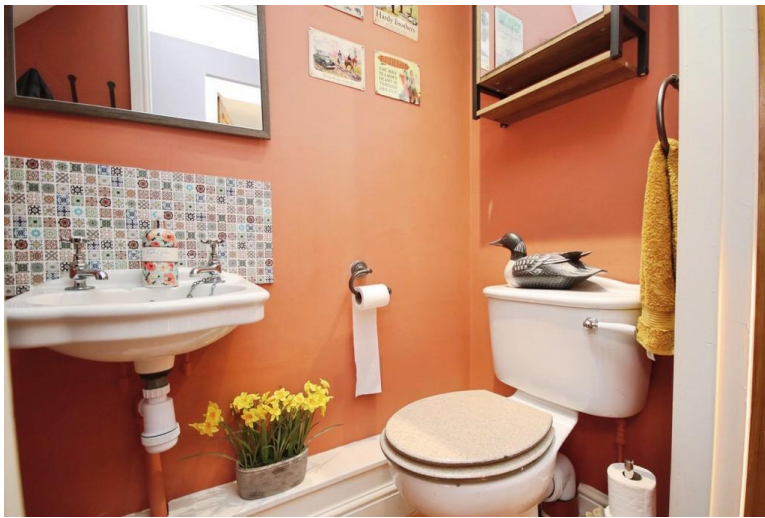
## ACCOMMODATION

### ENTRANCE HALL

Accessed via the front door, providing a welcoming entrance into the property with doors leading through to the principal ground floor accommodation.

### LOUNGE

11' 9" x 14' 1 max" (3.58m x 4.29m) A stylish reception room featuring tiled flooring, spotlights, a radiator and a bay-style sash window to the front aspect, an electric fire creates a cosy focal point, while the space is enhanced by character features that set the tone for the rest of the home.



### KITCHEN/DINER

12' 1" x 15' 11 max" (3.68m x 4.85m) A character rich kitchen fitted with an electric oven and extractor, tiled wall splashbacks, stainless steel sink with hot and cold mixer tap, space for a fridge/freezer, exposed brickwork adds warmth and texture, while spotlights and a rear facing window provide excellent natural and artificial light, double French doors open directly onto the garden, and there is ample space for a dining table, making this a sociable and practical hub of the home.

### UTILITY ROOM

8' 6" x 6' 2" (2.59m x 1.88m) A useful additional space fitted with a sink and hot and cold mixer tap, spaces for a washing machine and an additional fridge, cupboard storage, tiled flooring, radiator and spotlights, the wall mounted boiler is discreetly housed here and a stable-style door providing access to the rear garden.



### GROUND FLOOR WC

Fitted with a WC and wash basin, complemented by tiled flooring, feature tiling and built-in understairs storage.

### FIRST FLOOR LANDING

With laminate flooring, exposed brick feature wall, access to the boarded loft via ladder and an airing cupboard houses the hot water cylinder, with additional storage available.

### BEDROOM 1

9' x 13' 1" (2.74m x 3.99m) A front facing double bedroom with laminate flooring, radiator, a large window providing plenty of natural light and access to the en-suite.

### EN-SUITE

Fitted with WC, wash basin, shower tray with mains shower over, tiled wall splashbacks, radiator, towel holder and extractor fan.







#### BEDROOM 2

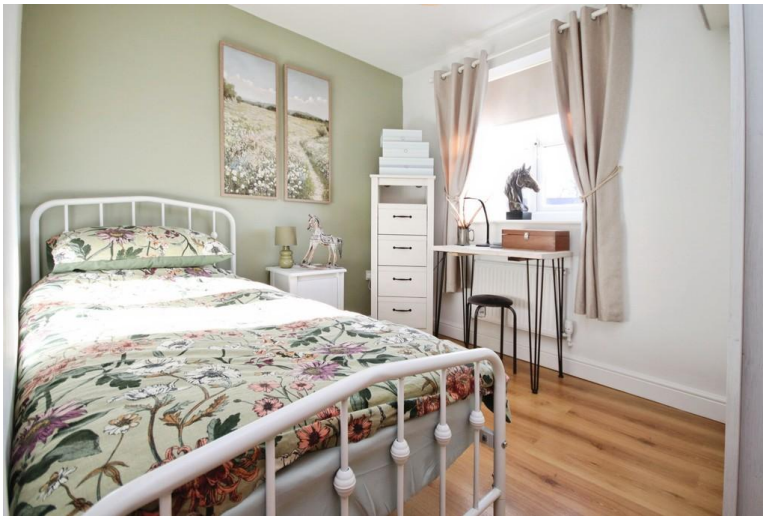
11' 2" x 12' 1 max" (3.4m x 3.68m) A rear facing double bedroom with laminate flooring, radiator and window overlooking the rear garden.

#### BEDROOM 3

8' 5" x 10' 2" (2.57m x 3.1m) Another rear facing double bedroom, finished with laminate flooring, radiator and window to the rear.

#### BATHROOM

Comprising of a WC, wash basin, bath with shower over, complemented by tiled wall splashbacks, laminate flooring, extractor fan, spotlights, radiator and towel holder.



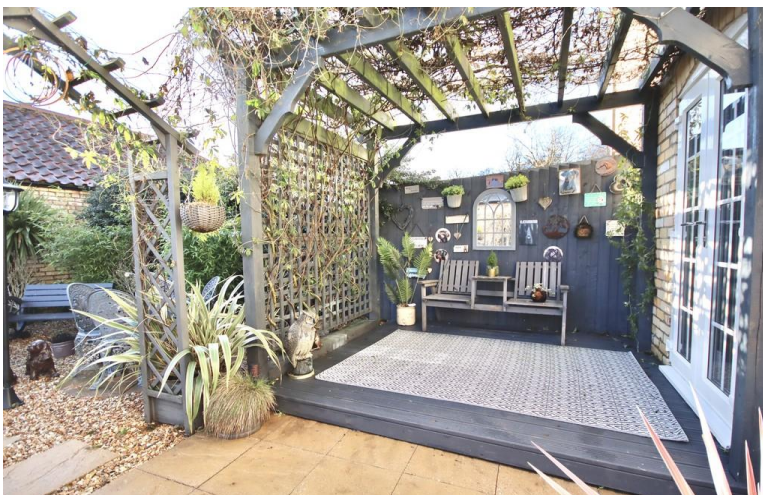
#### DOUBLE GARAGE

The property further benefits from a double garage fitted with a manual up-and-over door, complete with power and lighting, offering excellent storage or secure parking. A side access door provides convenient entry to the rear garden, while a block paved driveway to the rear offers off-road parking for multiple vehicles.

#### OUTSIDE

To the front of the property there is an attractive gravelled frontage with a neatly slabbed pathway and charming picket style detailing, creating excellent kerb appeal in keeping with the character of the home.

To the rear, the garden has been thoughtfully arranged to offer a blend of style, privacy and low maintenance living. A slabbed patio and a separate decked area with covered seating flow directly from the kitchen/diner, providing an ideal setting for entertaining and outdoor dining. The remainder of the garden is mainly laid to gravel with stepping stone pathways, mature planting and well stocked borders, alongside discreet bin storage and secure gated access.







#### 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](http://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 & Co, Taylor Rose, 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 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

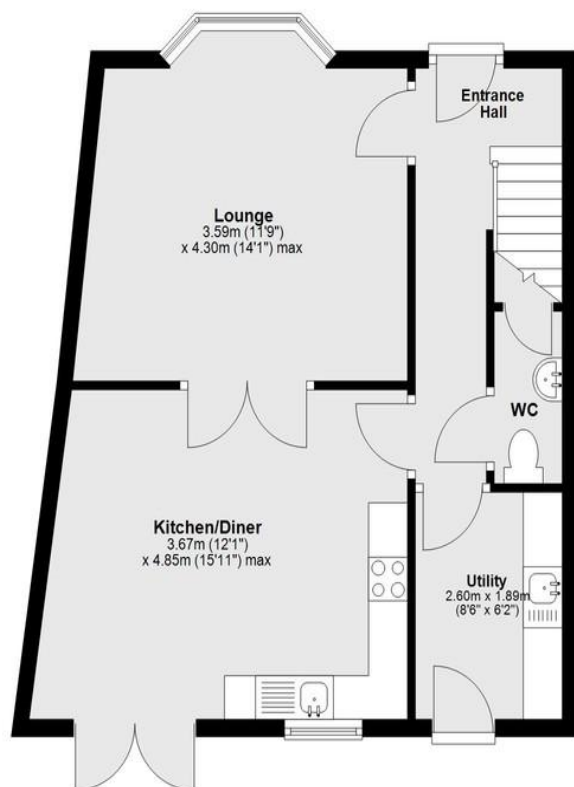
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 Mundy 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.

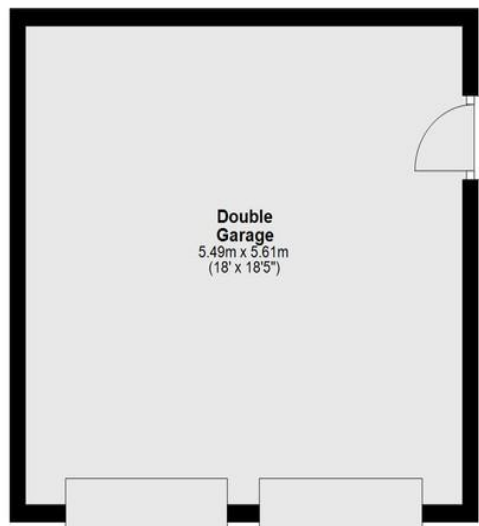
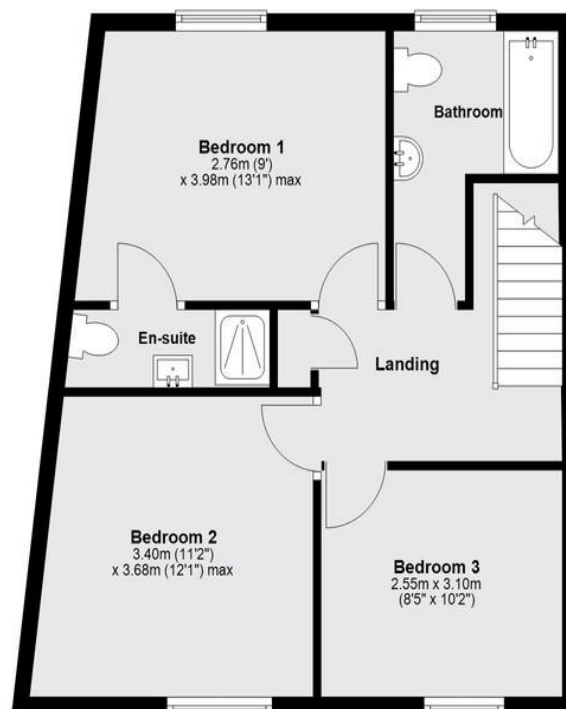
Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Ground Floor



First Floor



Total area: approx. 126.6 sq. metres (1362.6 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG26 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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.



[www.mundys.net](http://www.mundys.net)