



3 Club Yard
Harmston, Lincoln

BROWN & CO JH Walter



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

A period cottage which would benefit from a scheme of modernisation, situated in the highly sought after Cliff edge village of Harmston and sold with no onward chain.

The property comprises of a kitchen, two reception rooms, dining room, conservatory and bathroom to the ground floor, along with two bedrooms to the first floor. The property further benefits from a stone outbuilding which is divided into useful storage rooms, a lawned rear garden and a parking space.



ACCOMMODATION

Kitchen

Single glazed sash window to front elevation, fitted wall and base units with stainless steel drainer sink, double radiator, under stairs storage cupboard with shelving, door to

Reception One

Single glazed casement window to side elevation, built-in shelving, double radiator

Bathroom

Double glazed casement window to front elevation, three piece suite comprising panelled bath with shower over, pedestal wash basin, mid flush WC, fully tiled walls, single radiator, airing cupboard housing Logic Plus boiler.

Dining room

With stairs to first floor, double radiator, door to lounge and French doors to conservatory.

Reception Two

Single glazed casement window to rear elevation, woodburning stove, double radiator.

Conservatory

Brick and double glazed construction with French doors to side elevation.

First floor

Bedroom one

Single glazed sash window to rear elevation, built-in wardrobes, double radiator.

Bedroom two

Single glazed sash window to front elevation, single radiator, loft access.

Outbuilding

Stone and pantile outbuilding currently divided into four storerooms, two of which are owned by 3 Club Yard, but offers further conversion potential subject to any necessary planning or building regulation consent.

Outside

The property is approached via a shared access driveway with its own parking space to the front. The rear garden is mainly laid to lawn with mature trees and planting.

COUNCIL TAX - Band B

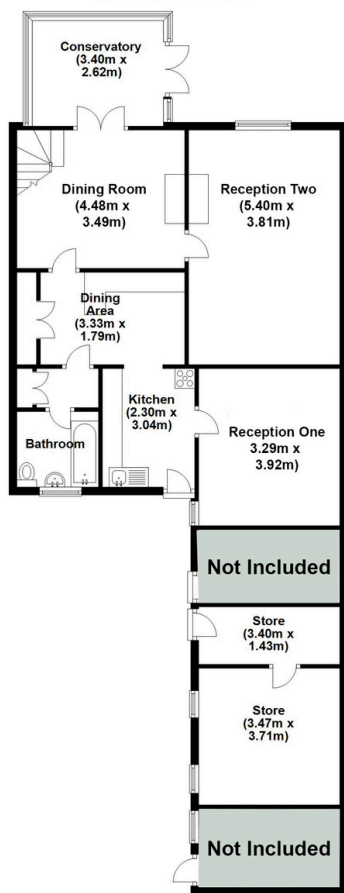
MOBILE & BROADBAND

We understand from the Ofcom website there is likely mobile coverage from EE, O2, Three and Vodafone.

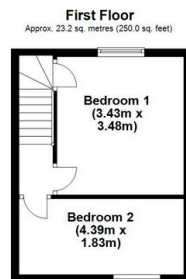
We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 53 Mbps and an upload speed of 10 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



Total area: approx. 143.5 sq. metres (1545.1 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanItUp.



VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT NOTE

As indicated on the plan, two units are not included in the sale. For further information speak to the agent.

AGENT

James Drabble
01522 504304

lincolncitycentre@brown-co.com

Energy performance certificate (EPC)

| | | |
|---|---------------------------|---|
| 3 Club Yard Blacksmiths Lane Harmston LINCOLN LN6 9SW | Energy rating E | Valid until: 14 August 2034 |
| | | Certificate number: 4100-6052-0022-7499-3843 |

| | |
|------------------|---------------------|
| Property type | Semi-detached house |
| Total floor area | 96 square metres |

Rules on letting this property

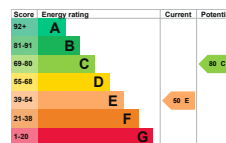
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



IMPORTANT NOTICES

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