



- Detached Family Home
- 4 Double Bedrooms
- 3 Reception Rooms
- Breakfast Kitchen & Utility Room

- Extensive Rear Garden
- Ample Parking & Double Garage
- Immaculately Presented Throughout
- EPC Rating: 85B

Harland Road, Nettleham Fields, LN2 4GW,
Offers In Excess Of £415,000





Built in August 2020 by Taylor Lindsey Homes is this impeccable 4 bedroom detached family home. Offering accommodation over 2 floors the property makes for an ideal family home with an abundance of living space. The ground floor features a welcoming entrance hall with access to a study and a downstairs WC. A sociable breakfast kitchen with a range of AEG and Zanussi appliances, a 14'010 x 12'4" bay fronted lounge, a separate dining room with patio doors leading onto the rear garden and a utility room. Rising to the first floor are 4 double bedrooms, with the master featuring access to an en-suite shower room measuring 9'11" x 5'5". All bedrooms benefit from the use of a 4 piece family bathroom suite. Further benefits of the property includes gas central heating and uPVC double glazing throughout. With an efficiency rating of 85B. The property enjoys an extensive rear garden which has been meticulously landscaped by the current owners making for an ideal sun spot and space for entertaining and relaxing with guests. Completing the plot is a large block paved driveway and access to a 17'0" x 17'0" double garage with electric door. Harland Road is situated in Nettleham Field which is located to the northern outskirts of Lincoln city centre, Harland Road is surrounded by a wealth of amenities, quick and easy access to A46. Nearby amenities includes schooling at primary and secondary levels, a range of nation retailers and supermarkets. For further details and viewing requests. Please contact Starkey&Brown. Council tax band: E. Freehold.



Entrance Hall

Having tiled flooring, radiator, composite front door entry, intruder alarm control, stairs rising to first floor, understairs storage cupboard with lighting. Access to:

Downstairs WC

5' 4" x 3' 2" (1.62m x 0.96m)

Having hand wash basin unit, radiator, uPVC double glazed obscured window to front aspect and tiled flooring.

Study

8' 3" x 9' 8" (2.51m x 2.94m)

Having uPVC double glazed window to front aspect and radiator.

Lounge

14' 10" x 12' 4" plus bay (4.52m x 3.76m)

Having radiator, a feature fireplace and uPVC double glazed bay window with plantation shutters to front aspect. Opening into:

Dining Room

9' 10" x 12' 6" (2.99m x 3.81m)

Having patio doors leading onto the rear garden and a radiator. Access to:

Breakfast Kitchen

20' 2" x 15' 1" max (6.14m x 4.59m)

Having a range of handleless eye and base level units with gloss white finish, a mixture of AEG and Zanussi appliances such as double oven, microwave, fridge freezer and wine cooler, 2 uPVC double glazed windows, 2 radiators, understairs storage cupboard and tiled flooring with access into:

Utility Room

5' 11" x 6' 10" (1.80m x 2.08m)

Having a range of base level units, space and plumbing for appliances, sink and drainer unit, composite door to rear aspect leading onto rear garden and a wall mounted gas central heating boiler.

First Floor Landing

Having a radiator, storage cupboard and airing cupboard with hot water cylinder. Loft access (insulated, no boarding or ladder),

Master Bedroom

12' 7" x 15' 0" (3.83m x 4.57m)

Having uPVC double glazed window to front aspect with blinds, radiator and a fan light. Access into:

En-Suite

5' 5" x 9' 11" (1.65m x 3.02m)

Having a 3 piece suite comprising a vanity unit with floating WC and hand wash basin unit, shower cubicle, chrome heated hand towel rail, luxury vinyl flooring, uPVC double glazed obscured window to front aspect and tiled marble effect surround.

Bedroom 2

12' 6" x 9' 10" (3.81m x 2.99m)

Having uPVC double glazed window to rear aspect with blinds and a radiator.

Bedroom 3

12' 8" min x 11' 8" (3.86m x 3.55m)

Having uPVC double glazed window to front aspect with blinds, space for wardrobe and a radiator.

Bedroom 4

9' 2" plus space for wardrobe x 11' 5" (2.79m x 3.48m)

Having uPVC double glazed window to rear aspect, radiator and space for a wardrobe.

Bathroom

9' 1" x 8' 8" (2.77m x 2.64m)

Having a shower cubicle, vanity unit, low level WC, hand wash basin unit, bath, vinyl flooring, chrome heated hand towel rail, tiled surround, uPVC double glazed obscured window to rear aspect and extractor unit.

Double Garage

17' 0" x 17' 0" (5.18m x 5.18m)

Having electric door, power and lighting. A selection of storage units and a personnel door leading onto rear garden.

Rear Garden

Being enclosed with fenced perimeter, being mostly laid to lawn with landscaped arrangement of patio seating area with raised flower beds. A selection of mature flowers, trees and shrub, external water and power source. A 14'0" x 8'0" garden shed (4.26m x 2.44m).

Outside Front

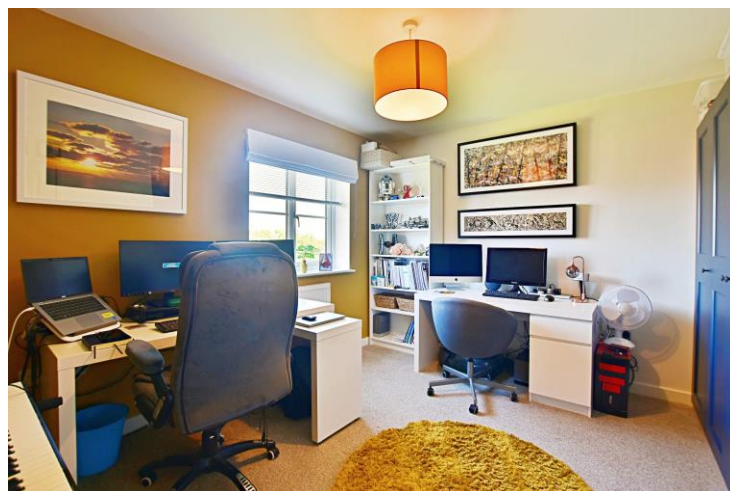
Having a large block paved driveway with access to front door entry.

Agents Note

We are advised by the vendors that there is an annual maintenance charge for each of the properties on the development of £100 per annum. Please contact Starkey&Brown for more information.

Agents Note 1

The property is connected to BT. With a full connection guarantee of 1GB.

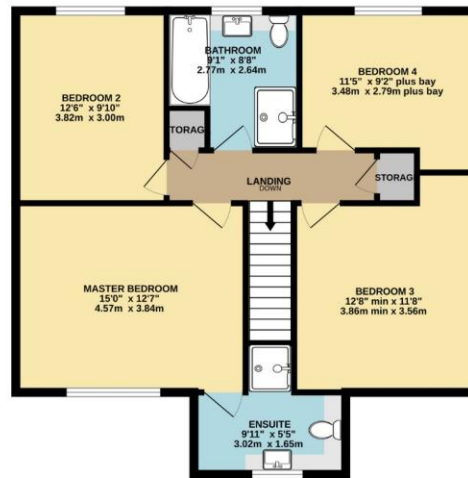




GROUND FLOOR
807 sq.ft. (74.9 sq.m.) approx.

1ST FLOOR
799 sq.ft. (74.2 sq.m.) approx.

GARAGE
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 1894 sq.ft. (176.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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