



**Cockburn Way, Harmston, Lincoln**

**Asking Price £275,000**

  
**MARTIN&CO**

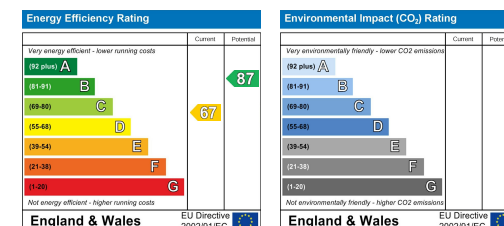
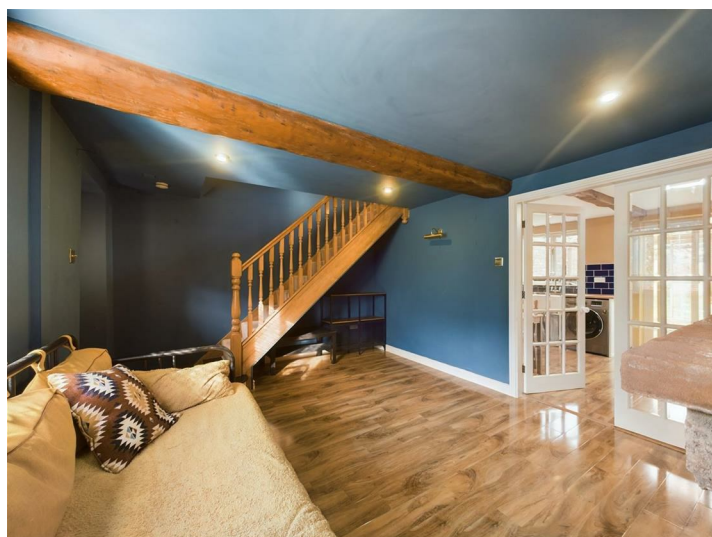


Cockburn Way, Harmston,  
Lincoln

House - End Terrace  
2 Bedrooms, 1 Bathroom

Asking Price £275,000

- Character Cottage
- Village Location
- Desirable Development
- Double Garage
- Driveway Parking
- Front and Rear Gardens
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D
- Council Tax Band - C





Two bedroom character cottage positioned within the highly desirable and sought after Peter Sowerby development in the village of Harmston. Internally comprising of a living room, kitchen diner and sunroom, two bedrooms and a bathroom. Front and rear gardens, driveway parking and double garage. Offered for sale with no onward chain.

The much desired cliff village of Harmston is located along the A607 giving easy access in and out of the Cathedral city of Lincoln. Known for its country walks, Harmston is located near to the well served villages of Navenby and Waddington for those looking for plentiful amenities nearby.

EPC Rating - D  
Council Tax Band - C  
Tenure - Freehold

Living Room  
14'11" x 14'9"

Wooden front door and window to the front aspect, laminate flooring, mixture of wall and ceiling lights, radiator, carpeted stairs rising to the first floor with open storage below. Multi fuel fire set within a stone fire place and double doors leading into the kitchen.

Kitchen Diner  
14'11" x 9'10"

Low level units and matching wooden worktops with



inset Belfast sink tiled splash backs and wooden shelving, space for an oven and plumbing for both washing machine and dishwasher. Window to rear aspect and space for fridge freezer with a mixture of lighting and wooden beam inset, French doors leading out to the sunroom.

#### Sunroom 2.978

Exposed brick built with radiator, dual windows and French doors leading to rear aspect, a range of light fittings and electrical consumer unit.

#### Landing Area 6'6" x 2'11"

Carpeted floor, radiator and a pendant light fitting.

#### Bedroom 3.399

Carpeted floor, radiator under wooden window to front aspect, fitted wardrobes, storage cupboard housing combi boiler, light fitting and access panel for loft.

#### Bedroom

3.121

Carpeted floor, radiator under window leading to rear aspect and a pendant light fitting.

#### Bathroom

6'10" x 6'5"

Three piece bathroom suite comprising of bath with thermostatic overhead shower, low level toilet and wash hand basin, thermostatic heated towel rail and mirrored wall cabinet, vinyl flooring, light fitting and window to rear aspect.

#### Double Garage

15'8" 18'7"

Double doors to front with side personnel door, window to rear aspect separately fused power and lighting.

#### Outside

To the front is a wooden picket fence and gate with gravel and mature shrubs and plants, paved path leading to the front door. The rear offers a walled and

fenced garden being mainly lawned with shrubs and bushes, a patio area and paved path leading to the rear of the garage.

#### Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.











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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.