



Brooklands
School Lane, Harmston, Lincolnshire. LN5 9SP

BELL



Brooklands

Harmston

Brooklands is a spacious, four-bedroom detached family home; with versatile reception spaces, set to a quite position in the village of Harmston. Set back and elevated from the road, the property enjoys a low-maintenance front garden, ample driveway parking for multiple vehicles and a large, and a private South facing rear garden with a wealth of seating spaces and view of the church tower.

The property enters to a central hallway, with living room, kitchen, shower room, snug/office and dining room leading off. The first floor provides four double bedrooms, including master with en suite and walk in wardrobe, and a family bathroom. Brooklands is complete with a large garage.

ACCOMMODATION

Entrance Hallway having uPVC double glazed side entrance door with coloured and leaded glass, and matching panel alongside with uPVC double glazed window to side aspect; open tread staircase to first floor, wood flooring, twist style radiator, ceiling lights and power points. Door to built in storage space and doors to accommodation including:

Dining Room with uPVC double glazed windows to front and side aspect; solid wood flooring, radiator, ceiling light and power points.

Snug / Study with uPVC double glazed windows to front aspect; built in, versatile office / bedroom furniture, wood flooring, radiator, lights to ceiling and under units and power points.





Living Room having uPVC double glazed window to side, sliding doors to rear aspect; gas fire to polished stone surround with wood mantle, carpeted floor, radiator, TV point., ceiling lights and power points.

Kitchen having uPVC double glazed window to rear aspect; an excellent range of modern storage units to base and wall levels, 1 1/2 bowl ceramic sink and drainer set to roll edge worktop with space and connections for upright fridge-freezer; under counter dishwasher, Belling range cooker beneath extractor. Tile effect flooring, radiator, wall tiles and power points. Door to garage.

Shower Room with built in shower cubicle, wash hand basin inset to vanity unit, low level WC, tiles to full height to all walls

First Floor

Landing with carpeted floor, loft access hatch (centrally boarded, with light, power and drop-down ladder), built in storage space, ceiling lights and power points. Doors to first floor accommodation.

Bedroom with uPVC double glazed window to front aspect; bank of wardrobes, carpeted floor, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to side aspect; built in wardrobes, carpeted floor, ceiling light and power points.

Bathroom having uPVC double glazed obscure window to side aspect; bath set to wood panel surround, separate shower cubicle, wash hand basin to roll edge counter top with storage unit beneath and low level WC. Vinyl flooring, tiles to walls, heated towel rail and ceiling spotlight fittings.

Master Bedroom having uPVC double glazed window to rear aspect; built in walk-in wardrobe, carpeted floor, radiator, ceiling spot light fittings and power points. Door to:

En-suite Shower Room having uPVC double glazed obscure window to side aspect; built in shower cubicle, wash hand basin set to roll edge counter top with storage





units beneath and mirror over and low level WC. Tiles to wall, tile effect laminate flooring, heated towel rail and ceiling spotlight fittings.

Bedroom with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached to the front via a wide driveway, laid to tarmac, with ample parking space for multiple vehicles, and continuing up to the **Garage** with up and over door, ceiling light, and power points, uPVC double glazed obscure patio door to side, window to rear, space and connections for under counter washing machine and dryer and wall mounted gas fired Ideal boiler

The front garden, with stone wall containment, is laid to low maintenance slate chippings with a central raised plant bed. Personnel gates secure the side path, which continues down to the:

Child and pet friendly, secure rear garden: predominately laid to lawn with a gravelled, bark chipped and paved patio seating spaces. Set with mature trees throughout including substantial cedars, the garden is contained by stone walls; and boasts mature flower beds. A brick contained barbeque space stands to one corner.

North Kesteven District Council- Tax band: D

ENERGY PERFORMANCE RATING: C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office

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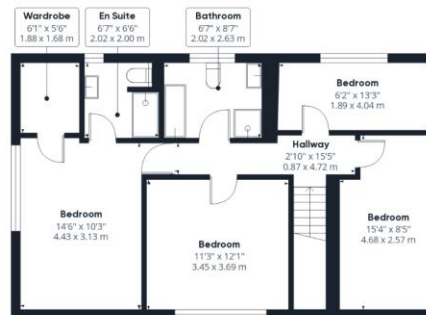
Brochure prepared 25.4.2025







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1908.43 ft²

177.3 m²

Reduced headroom

14.4 ft²

1.34 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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