



BY DESIGN

32 Church Lane

Harmston, Lincoln, Lincolnshire LN5 9SS

Located in an enviable tree-lined position within this highly regarded Lincolnshire Cliff village

Located in an enviable tree-lined position within the highly regarded Lincolnshire Cliff village of Harmston, this impressive five-bedroom detached family home occupies a spacious and sought-after plot of nearly 0.3 acres. The family accommodation has been refurbished throughout, revealing an interior infused with quality. Externally, the property enjoys a generous frontage, providing parking for several vehicles, landscaped south-facing rear gardens with open views beyond, and an oversized double garage.











Accommodation

The ground floor accommodation opens into a reception hallway featuring exposed reclaimed brick detailing. A complementary door provides access to the double garage, and stairs lead to the first-floor landing. The quality family kitchen, with exposed reclaimed brick wall detailing and exposed beams, offers a range of quality appliances further complemented by Silestone work surfaces and an impressive Silestone breakfast island, making this an ideal space for socialising and entertaining. From here, French doors lead to the private patio area and south-facing gardens. Adjacent to the kitchen is a versatile area, currently used as a dining room with views to the front aspect, which could also serve as a reception room.

The lounge features a beamed ceiling and south-facing views to the rear aspect through bi-folding doors, while an impressive fireplace houses an AGA multi-fuel stove and a snug provides a relaxing area with side aspect views. The ground floor accommodation is further complemented by a downstairs cloakroom/WC, which incorporates a utility area.

The first-floor accommodation features a spacious galleried landing with exposed reclaimed brick detail. The primary suite is accessed via its own hallway, with a quality ensuite shower room and a fully fitted walk-in dressing room off. The primary bedroom, located at the end of the hallway, is a spacious room with double aspect views towards the front and side aspects. Bedroom two enjoys views of the tree-lined frontage, while bedrooms three, four, and five enjoy south-facing views of the garden and open views beyond. All bedrooms share the quality and well-appointed four-piece family bathroom.

Externally, the property enjoys a spacious, tree-lined position with a lawned frontage and a gravel driveway that leads to the double garage, which has two single garage doors and is equipped with power and lighting. The enviable south-facing landscaped rear gardens, feature a spacious sun terrace, lawned garden, along with a variety of flowers and native trees. Additionally, a personal gateway located to the rear of the property opens to an idyllic communal green with a children's play area.

Agents Note: The property further benefits from a replacement and upgrade of the gas-fired central heating system, which also includes new radiators and a Worcester boiler.











Location, Schooling & Services

Harmston is a sought-after conservation village, home to the renowned community pub and restaurant, The Thorold Arms, and the All Saints parish Church, which dates back to the 11th century. Just 1.5 miles north, in the village of Waddington, amenities include a supermarket, a post office, a chemist, a doctors' surgery, and various takeaways. Three miles south lies Navenby, offering a variety of shops and businesses, including the esteemed Welbourne's Bakery, a cornerstone of artisanal baking in the county. The village also boasts two cosy pubs, The Lion & Royal and The King's Head, along with The Old Filling Station, serving an array of delectable treats. Coleby, only a mile south, features a good primary school and The Tempest Arms serving food. Harmston spans the Viking Way, offering undulating, far-reaching views, countryside walks and rich Lincolnshire history. With efficient transport connections, it's well-suited for commuters, offering an 80-minute train ride to central London from Newark and a 60-minute journey from Grantham.

For families, Harmston is ideally located to offer exceptional educational opportunities. Coleby C of E Primary School is located one mile away. The Navenby C of E Primary School is conveniently located in the centre of the village. Secondary education options are abundant in the area, including the well-regarded Sir William Robertson Academy, just 6 miles away in Welbourn. Sleaford, a short 13-mile journey to the southeast, offers Carre's Grammar School, and Kesteven & Sleaford High School (for Girls). For those willing to venture a bit further, Kesteven and Grantham Girls' School and The King's School (for boys) await about 19 miles to the south in Grantham. In Lincoln, just 5 miles to the north, you'll find The Priory Academy, Sir Robert Pattinson Academy, and North Kesteven Academy. In the independent sector, the co-educational Lincoln Minster Schools are renowned for their exceptional quality of education.

The centre of Lincoln, located 8 miles north, is a historic yet vibrant city with its magnificent cathedral and castle high on the hill, surrounded by quaint shops, galleries, and museums, including the popular Bailgate shopping area. There are two universities and everything you would expect from a major city. For access further afield and direct commuting to London, there are frequent fast trains from Lincoln to London Kings Cross (around 2 hours).

Services: Mains gas, electric, water and drainage

Local Authority: North Kesteven District Council

Tenure: Freehold | Council Tax Band: F | Epc Rating: C | Sat Nav: LN5 9SS





32 CHURCH LANE HARMSTON

GROUND FLOOR = 104.5 SQ M/ 1125.3 SQ FT

FIRST FLOOR = 133.4 SQ M/ 1436.2 SQ FT

GARAGES = 30.1 SQ M/ 324.2 SQ FT

TOTAL = 268 SQ M/ 2885.7 SQ FT





BY DESIGN

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National audience

local knowledge