



BY DESIGN

*33 Harmston Park Avenue*

Harmston, Lincoln, Lincolnshire LN5 9GF

# A truly beautiful, four-bedroom Water Reed thatched home occupies an enviable corner position

Located within the highly regarded Lincolnshire Cliff village of Harmston, this truly beautiful, four double bed roomed, Water Reed thatched home occupies a very quiet and enviable corner position within this exclusive development. The impeccable family accommodation has been meticulously upgraded and improved by the current owners, revealing the highest standards of quality and craftsmanship throughout, allowing the new purchasers to move in, relax, and enjoy this wonderful home. Externally, the property enjoys a private corner position, with walled gardens backing on to a protected copse and an oversized double garage. The property is offered for sale with no onward chain.











# Accommodation

The ground floor accommodation opens into a reception hallway featuring a Carron cast iron radiator, exposed reclaimed brick detailing, with stairs providing access to the first-floor landing. An impressive Chiselwood kitchen is a notable feature, infusing the home with the highest standards of bespoke carpentry, along with a fully fitted, separate utility room. These areas are further complemented by granite and iroko worktops, exposed brick detailing, a useful walk-in pantry cupboard, slate flooring and a range of integrated Neff appliances and a Leisure Rangemaster. From here, French doors lead onto the private patio area. The well-proportioned sitting room boasts views to the front aspect, while double-glazed Bi-fold doors offer idyllic garden views. Additionally, there is a full-height inglenook fireplace with a multi-fuel stove. The spacious formal dining room enjoys rear garden views and the versatile office/playroom overlooks the tree lined front aspect. The ground floor accommodation is further complemented by a downstairs cloakroom w/c.

The first-floor accommodation features a galleried landing with exposed reclaimed brick detail and a linen cupboard housing the upgraded hot water tank. The spacious primary suite includes an ensuite shower room with an Italian Porcelain shower cubicle, Marflow St James traditional thermostatic shower, limestone flooring, and a fully fitted walk-in wardrobe. Bedroom two enjoys double aspect views and an ensuite shower room comprising an Italian Porcelain shower cubicle with Marflow St James traditional thermostatic shower and limestone floors. Bedrooms three and four, both double rooms, share the family bathroom, which features a Heritage cast iron bath with Marflow St James/Heritage traditional taps. The property further benefits from Oak faced internal doors, Myson/Acona traditional column radiators with traditional style TRV's throughout, along with a full replacement and upgrade of the gas fired central heating system with a pressurized system feeding the domestic hot water.

Externally, the stone fronted property occupies a wonderful corner position with incredibly bright and sunny landscaped gardens, predominantly laid to lawn with mature flower beds, and backing onto a protected copse. A Beech hedge provides screening from the secure private driveway, which offers parking for several vehicles and is accessed via tall gates. This driveway leads to the oversized detached double garage, equipped with power, lighting and a useful mezzanine floor in the roof space, ideal for storage. The front aspect enjoys planted flower bed borders and a picket fence to the perimeter boundaries. Additionally, there are further private sitting areas to both sides of the property.













# Location and 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

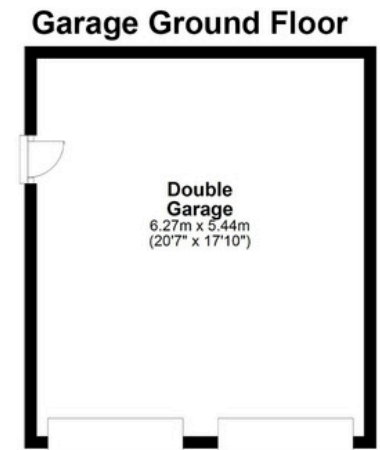
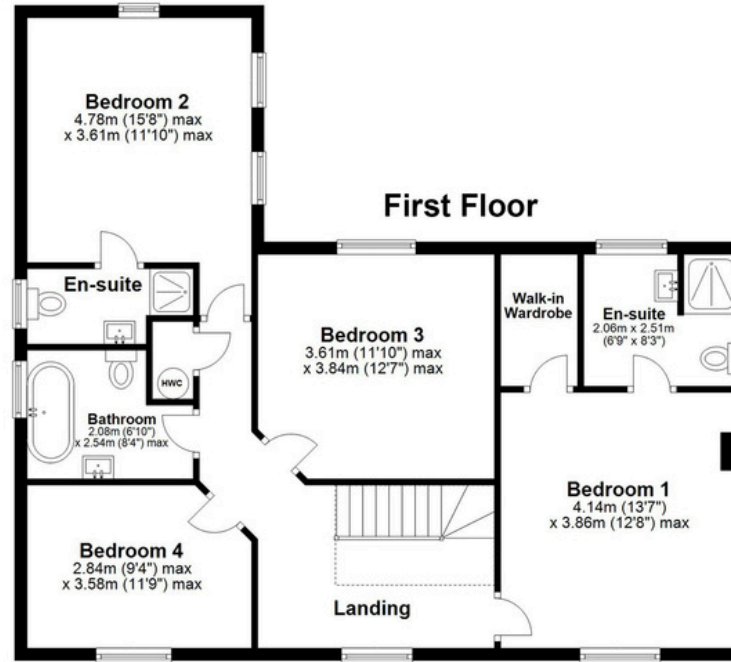
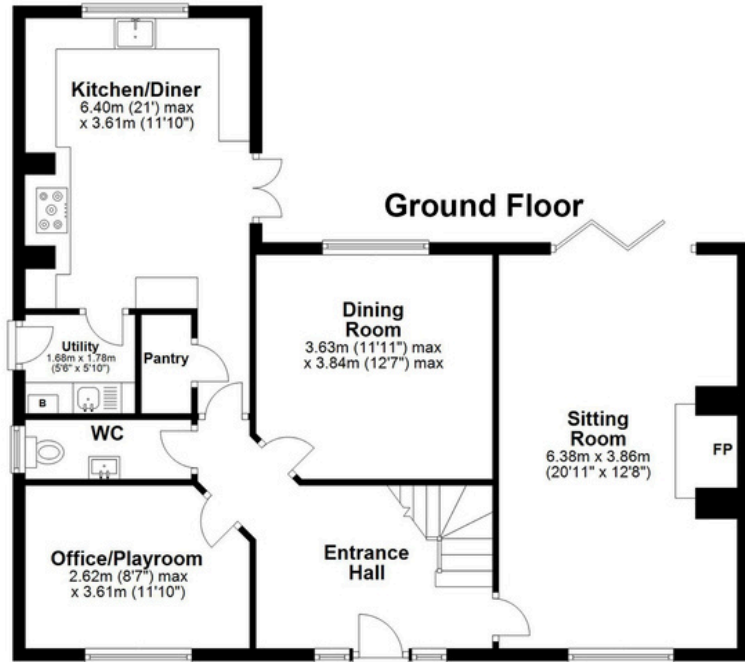
Local Authority: North Kesteven District Council

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









Ground Floor: approx. 88.5 sq. metres (952.6 sq. feet)  
 First Floor: approx. 88.5 sq. metres (952.6 sq. feet)  
 Garage Ground Floor: approx. 34.1 sq metres (367.0 sq. feet)  
 Garage First Floor: approx. 21.1 sq. metres (227.3 sq. feet)  
**Total Area: approx. 232.2 sq. metres (2499.4 sq. feet)**

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.  
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National audience

*local knowledge*