



20 Harpers Road

Lincoln, LN2 4HJ



Book a Viewing!

£340,000

An immaculate modern Four Bedroom Detached Family Home, built by the highly regarded local developer Taylor Lindsey, ideally situated within the sought after Roman Gate development in the Uphill area of Lincoln. Positioned in a tucked away location at the end of a quiet cul de sac, this beautifully presented property offers spacious and stylish living accommodation perfectly suited to modern family life. The Ground Floor comprises of a welcoming Entrance Hall, Cloakroom/WC, spacious Lounge and a stunning Open Plan Kitchen/Dining Room fitted with a range of integrated appliances, creating an ideal space for both everyday living and entertaining alongside a practical Utility Room. To the First Floor, the Landing gives access to Four well appointed Bedrooms, including a generous Principal Bedroom with En-suite Shower Room, together with a contemporary Family Bathroom. Externally, the property benefits from front garden, a block paved driveway providing off-street parking and a single garage.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.



ACCOMODATION

ENTRANCE HALL

With staircase to the first floor, double glazed window to the side aspect, laminate flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, tiled flooring, splashbacks and radiator.

LOUNGE

17' 7" x 10' 6" (5.36m x 3.21m) With double glazed bay window to the front aspect, gas fire set within a decorative fire surround, laminate flooring and radiator.

KITCHEN/DINER

17' 3" x 12' 0" (5.27m x 3.68m) Fitted with a range of wall and base units with work surfaces over, ceramic 1 1/2 bowl sink with side drainer and mixer tap over, twin eye level electric double oven and microwave, five ring induction hob with extractor fan, integrated fridge freezer and dishwasher, spotlights, under cabinet lights, kickboard lighting, tiled flooring, radiator, double glazed window to the rear aspect and double glazed French doors to the rear garden.



UTILITY ROOM

8' 4" x 7' 3" (2.56m x 2.22 m) Fitted with base units work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, tiled flooring, spotlights, personnel door to the garage, double glazed window to the rear aspect and door to the garden.



FIRST FLOOR LANDING

With airing cupboard and radiator.

BEDROOM 1

12' 8" x 9' 5" (3.88m x 2.89m) With double glazed window to the front aspect and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit with storage beneath, chrome towel radiator, shaver point, tiled walls, spotlights and double glazed window to the side aspect.

BEDROOM 2

12' 9" x 8' 4" (3.90m x 2.55m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

8' 5" x 7' 6" (2.59m x 2.31m) With double glazed window to the front aspect and radiator.

BEDROOM 4

8' 6" x 7' 0" (2.61m x 2.14m) With double glazed window to the rear aspect and radiator.





BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower attachment, close coupled WC and wash hand basin in a vanity style unit with storage beneath, chrome towel radiator, shaver point, tiled walls, spotlights and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a lawned garden and a block paved driveway providing off-street parking for multiple vehicles and access to the single garage. The garage has up-and-over door to the front, personnel door to the rear, light and power. To the rear there is an enclosed rear garden laid mainly to lawn with patio seating areas, established flowerbeds and Summer house.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Sllc & Betheridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilsen Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J. Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Clawings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct, Mundys Financial Services will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An independent survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MR ICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

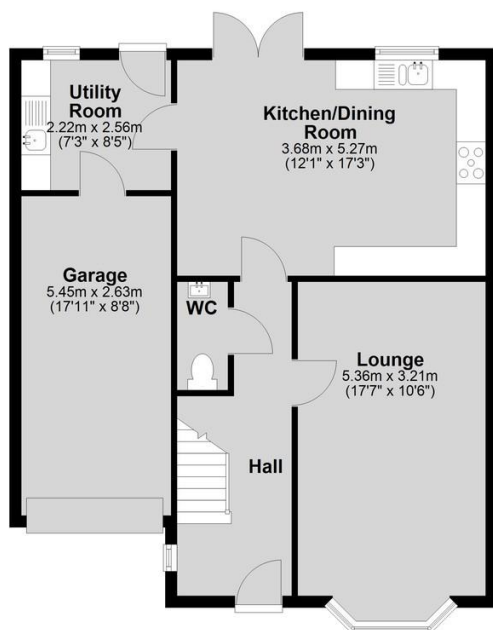
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given their ethical:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

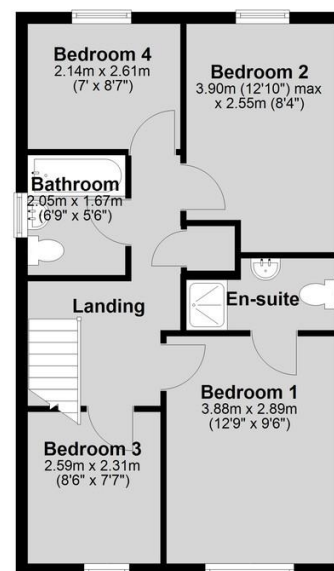
Ground Floor

Approx. 69.4 sq. metres (746.6 sq. feet)



First Floor

Approx. 48.5 sq. metres (522.6 sq. feet)



Total area: approx. 117.9 sq. metres (1269.1 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



www.mundys.net