



17 Harris Road
Lincoln

BROWN & CO



17 Harris Road, Lincoln, Lincolnshire, LN6 7PN

This extended semi-detached home is ideally situated within a popular residential area on the outskirts of Lincoln and benefits from a generous and beautifully maintained rear garden, all offered with the advantage of no onward chain.

The well-appointed accommodation comprises an entrance hall, cloakroom WC, living room, opening through to a dining room and garden room, alongside a recently refitted kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a shower room.

Externally, the property enjoys a driveway to the front with gated access leading to a garage. The rear garden is a particular highlight, being of an excellent size and thoughtfully arranged with a patio seating area, lawn, additional gravelled and paved sections, and well-stocked borders providing a pleasant and private outdoor space.



ACCOMMODATION

Ground floor

Entrance Hall

Front entrance door, double glazed window to side, stairs rising to first floor, radiator, pantry.

WC

Double glazed window to side, WC.

Dining Room

Double glazed bay window to front, radiator, opening into:

Living Room

Gas fire with surround, hearth and mantle over, radiator, patio doors opening into:

Garden Room

Double glazed window to rear, radiator, storage cupboard.

Kitchen

Two double glazed windows to side, entrance door to rear garden, stainless steel drainer sink, worktops, base and eye level storage units, integrated oven and five ring gas hob with extractor over, integrated fridge and freezer, space for washing machine and tumble dryer, two radiators.

First Floor

Landing

Double glazed window to side, loft access.

Bedroom One

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Two

Double glazed window to rear, built in wardrobes, radiator.

Bedroom Three

Double glazed window to front, fitted wardrobes, radiator.

Shower Room

Double glazed window to rear, WC, pedestal wash basin, shower cubicle, radiator.

Outside

To the front is a gravelled garden and driveway which has gated access leading to a garage.

To the rear is a large garden with patio, lawn, further gravelled and paved area, decorative shrubs and borders.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band A

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 100 Mbps.



BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble

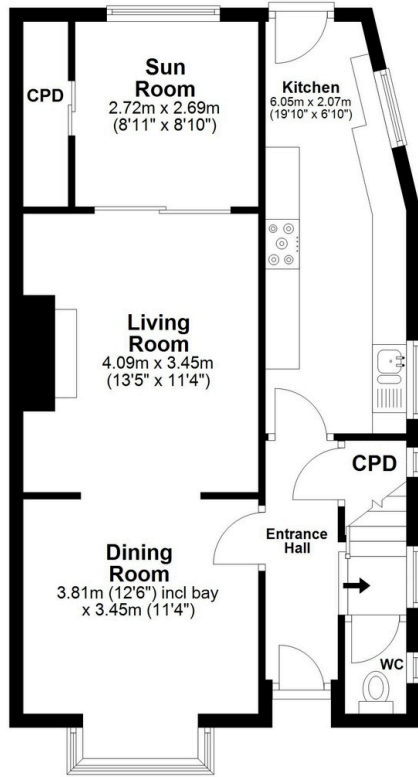
01522 504304

lincolnresidential@brown-co.com



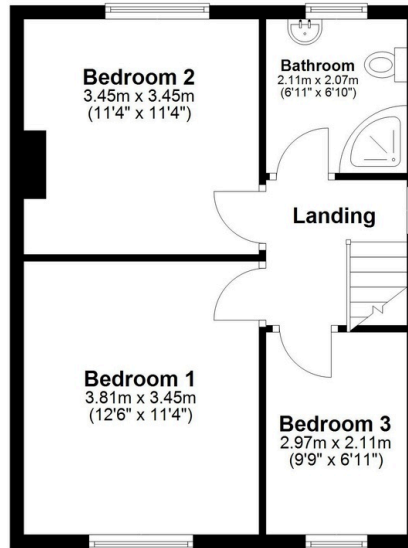
Ground Floor

Approx. 56.7 sq. metres (610.1 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.3 sq. feet)



Total area: approx. 98.3 sq. metres (1058.4 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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17 Harris Road, Lincoln

Energy performance certificate (EPC)		
17 Harris Road LINCOLN LN6 7PN	Energy rating C	Valid until: 17 May 2036
		Certificate number: 0200-8584-0822-2693-3563

Property type	Semi-detached house
Total floor area	99 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

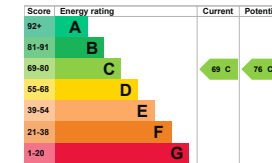
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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