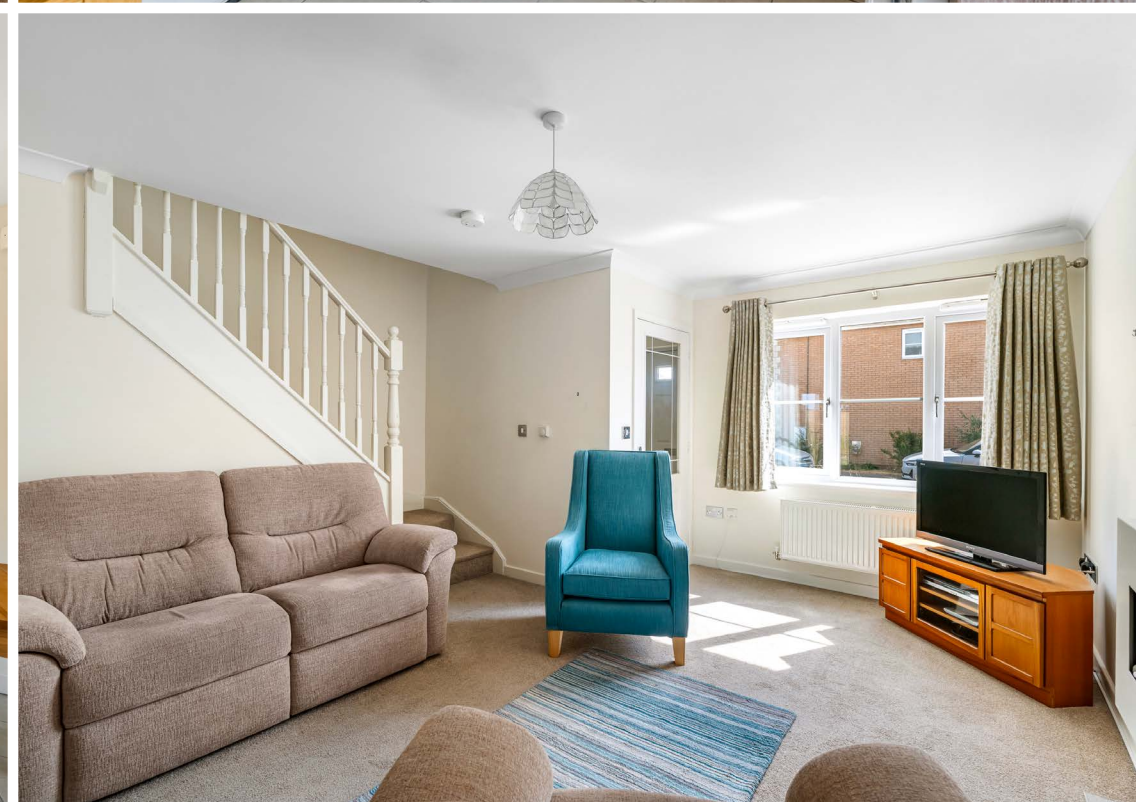




33 Harland Road
Lincoln

BROWN & CO



33 Harland Road, Lincoln

Situated within a popular residential development to the north of Lincoln, this well-presented two-bedroom semi-detached home offers modern accommodation ideally suited to first-time buyers, investors or those looking to downsize. The property benefits from a block-paved driveway, attached single garage and an enclosed rear garden, providing both practicality and outdoor space.

The accommodation comprises an entrance hall with cloakroom/WC, a spacious lounge with staircase to the first floor, and a bright kitchen/diner fitted with a range of modern units, integrated oven, hob and fridge freezer, together with French doors opening onto the rear garden. To the first floor are two generous double bedrooms, both benefiting from built-in wardrobes, and a contemporary bathroom featuring a large walk-in shower.



ACCOMMODATION

Entrance Hall

With radiator and door to;

WC

Double glazed casement window to front elevation, two piece suite comprising low flush WC, wash basin in vanity unit, radiator.

Lounge

Double glazed casement window to front elevation, electric fire, radiator, stairs to first floor, door to;

Kitchen/Diner

Double glazed casement windows and French doors to the rear elevation, fitted wall and base units with range master one and half bowl sink and drainer, AEG built-in oven, CDA four ring electric hob with extractor over, built-in fridge freezer, space and plumbing for washing machine, Viessman boiler, under stairs storage cupboard, radiator.

First Floor

Bedroom One

Double glazed casement window to front elevation, two built-in wardrobes, radiator.

Bedroom Two

Double glazed casement window to rear elevation, built-in wardrobe, radiator.

Bathroom

Double glazed casement window to rear elevation, three-piece suite comprising large walk-in shower cubicle, low flush WC, wash basin in vanity unit, heated towel rail, fully tiled walls, extractor.

Landing

With airing cupboard housing hot water tank, loft access, radiator.

Outside

The front elevation offers a small lawned area with a block paved driveway, single attached garage and pathway leading to the front door. The rear elevation offers a lawned garden with fenced boundaries and paved patio area.

Garage

With up and over door, power and light and double glazed pedestrian door to rear elevation.

Services

We understand the property offer mains water, electric, gas and mains sewer connections.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band B

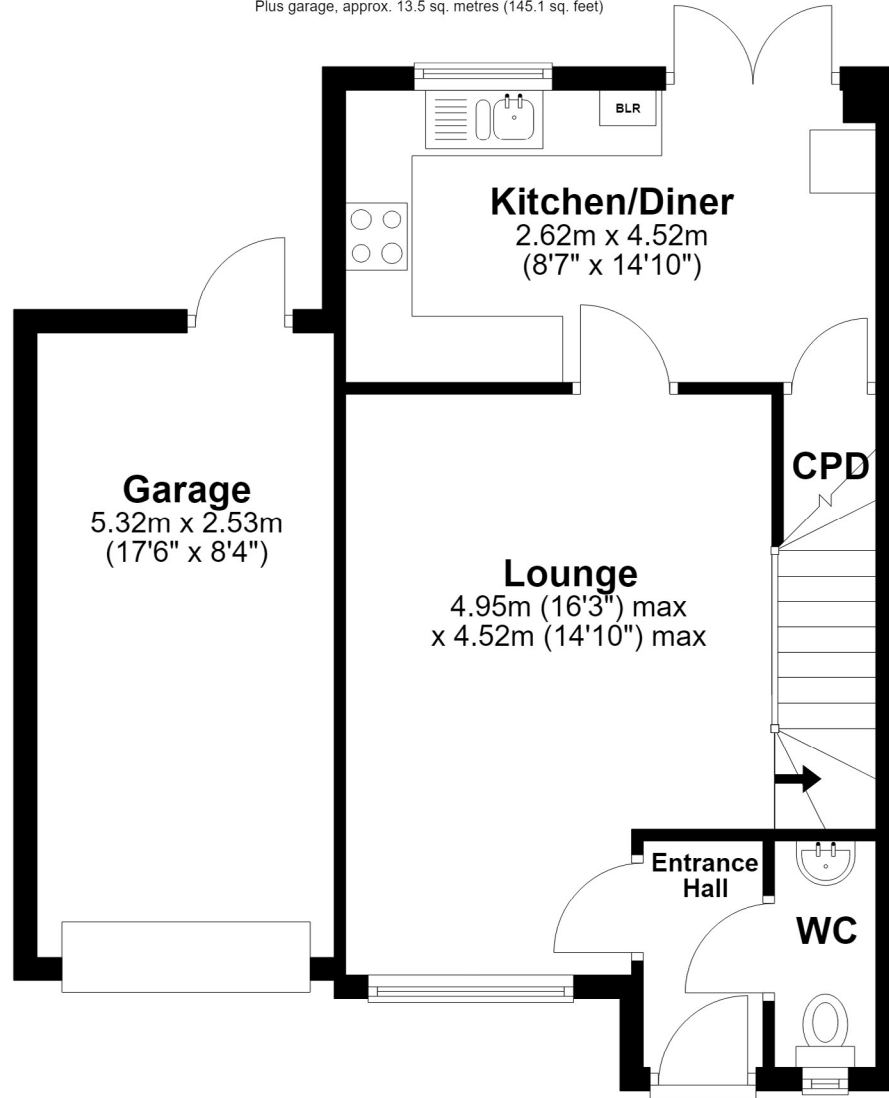
Mobile & Broadband

We understand from the Ofcom website there is good mobile coverage from EE, Three, O2 and Vodafone however interested parties are advised to check with their provider. We understand from the Ofcom website that standard and ultrafast broadband is available at this property with a max download speed of 5500 Mbps and an upload speed of 5500 Mbps.



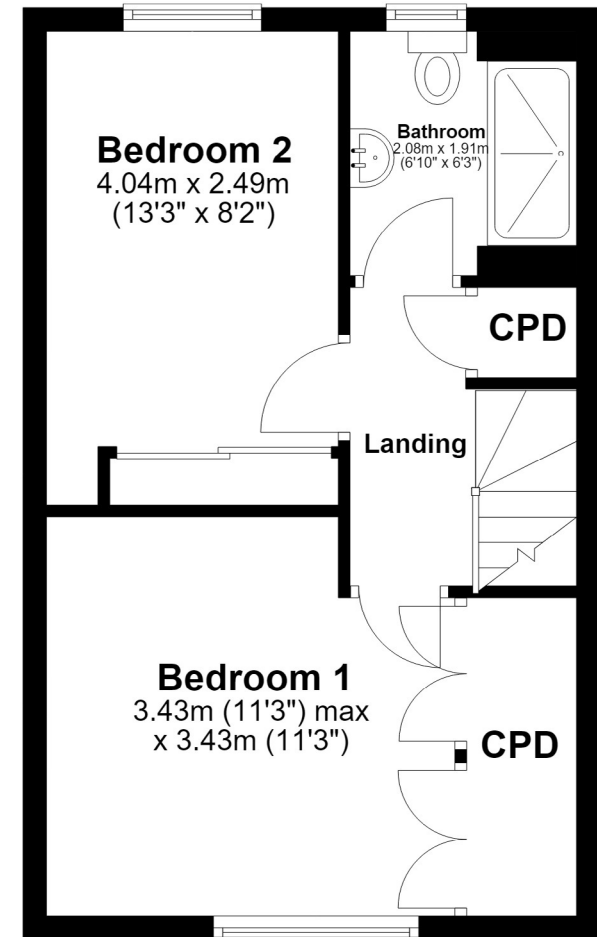
Ground Floor

Main area: approx. 35.8 sq. metres (385.9 sq. feet)
Plus garage, approx. 13.5 sq. metres (145.1 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.3 sq. feet)

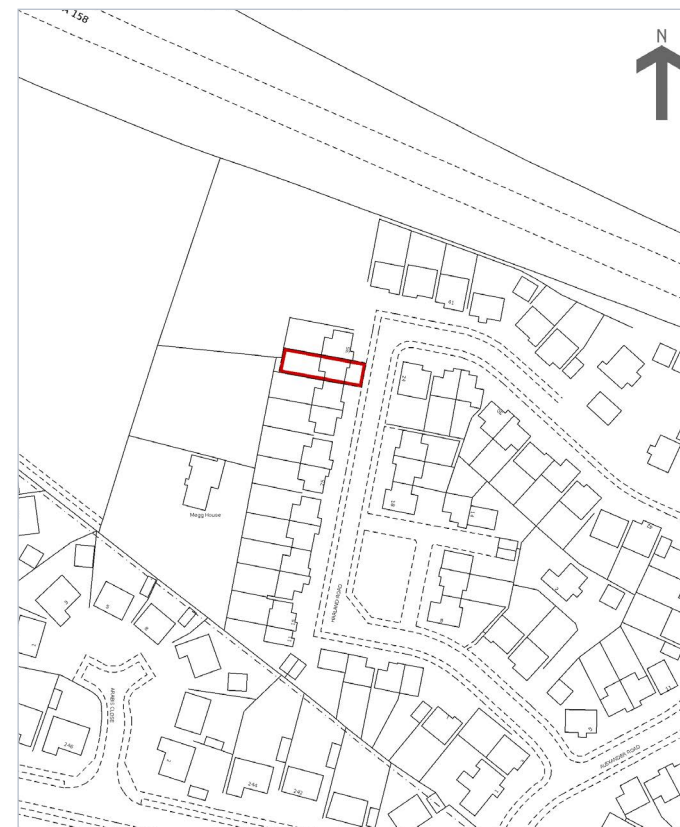
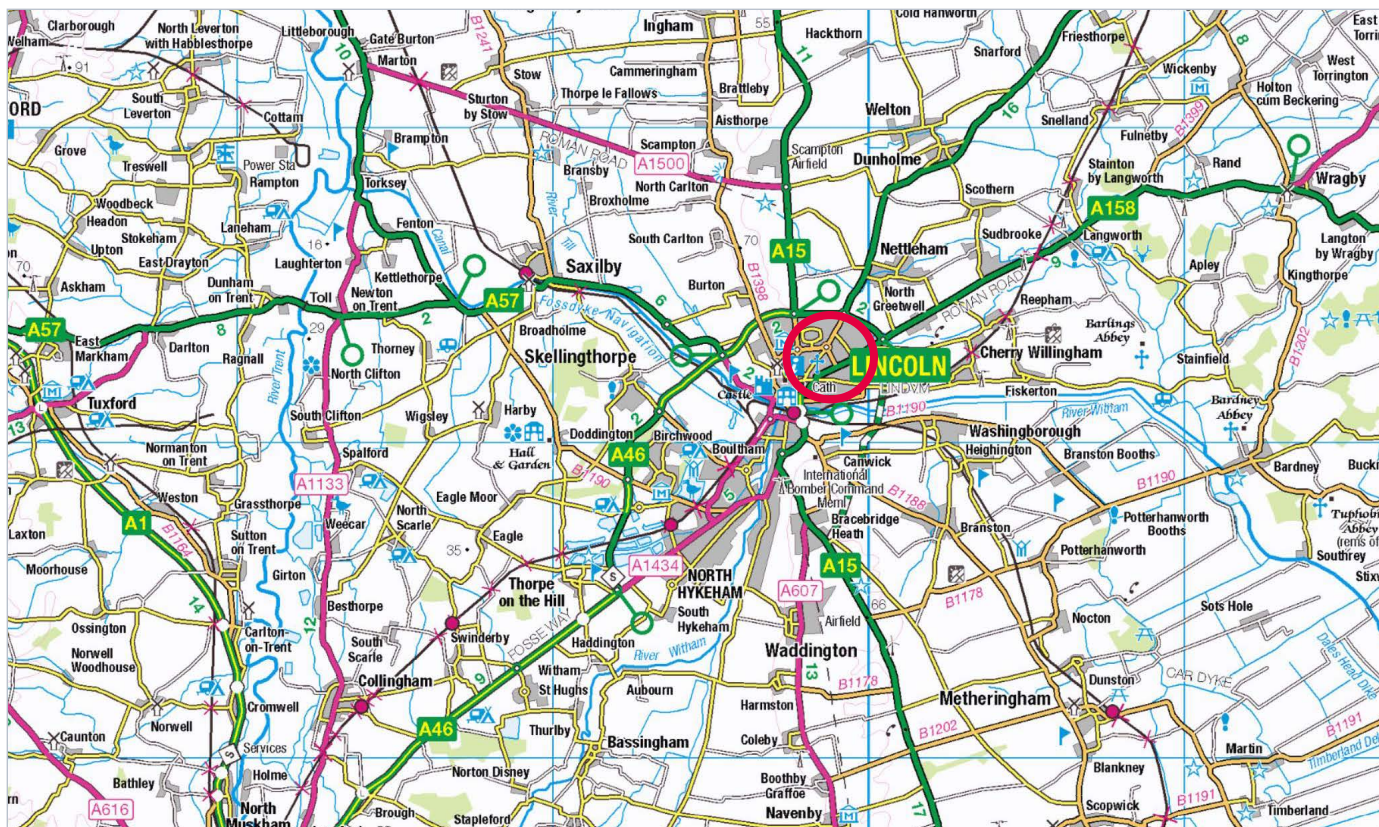


Main area: Approx. 70.0 sq. metres (753.1 sq. feet)

Plus garage, approx. 13.5 sq. metres (145.1 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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Directions - LN2 4GW

From the A15 Nettleham Roundabout take the B1182 Lincoln Road and then turn left onto Wolsey Way. Then turn left onto Alexander Road and then left again onto Harland Road where the property can be found on your left.

<https://what3words.com/broom.cargo.second>

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.

Agent

James Mulhall
01522 504304
lincolnresidential@brown-co.com

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.

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