



40 Thorold Way
Harmston, Lincoln

BROWN & CO



40 Thorold Way, Harmston, Lincoln, LN5 9GJ

A spacious detached family home situated on the prestigious Peter Sowerby development within the highly sought after cliff edge village of Harmston.

The property comprises of excellently presented accommodation including an entrance hall, living room, dining room, breakfast kitchen opening into a snug and a stunning garden room, study, utility and WC to the ground floor, along with master bedroom with en-suite and walk in wardrobe, guest bedroom also with en-suite, two further double bedrooms and a family bathroom to the first floor.

Outside to the front gated access leads to a large block paved driveway and double garage. To the rear is a beautifully landscaped garden with patio area, lawn and a variety of mature shrubs and trees.



ACCOMMODATION

Ground Floor

Entrance Hall

Entrance door and double glazed window to front, staircase rising to first floor, tiled floor, exposed brickwork.

Study

Double glazed window to front, storage cupboard, exposed brickwork, radiator.

Living Room

Double glazed French doors opening to rear garden, gas fire inset to fireplace, exposed beam to ceiling, radiator.

Dining Room

Double glazed French doors opening to rear garden, exposed beam to ceiling, radiator.

Breakfast Kitchen

Double glazed window to front, sink inset to work surfaces, base and eye level storage units, induction hob with extractor hood over, fridge freezer, double oven, combi oven, warming tray,

dishwasher, island unit with breakfast bar, walk in pantry, tiled floor, beam to ceiling, radiator.

Snug

Opening into garden room and kitchen and benefitting from underfloor heating

Garden Room

With underfloor heating, sliding doors opening to rear garden, Velux windows.

Utility

Double glazed window to front, door to side, stainless steel drainer sink, water softener, worktop, spaces for washing machine and tumble dryer, tiled splash backs, boiler cupboard.

WC

WC, wash basin, radiator.

First Floor

Landing

Double glazed window to front, loft access, radiator, exposed brickwork.

Master Bedroom

Double glazed window to rear, walk in wardrobe, radiator.

En-Suite

Double glazed window to front, wall hung WC, counter top wash basin, large walk in shower with glazed screen, fully tiled walls and floor, storage cupboard, radiator.

Bedroom Two

Double glazed window to rear, storage cupboard, radiator.

En Suite

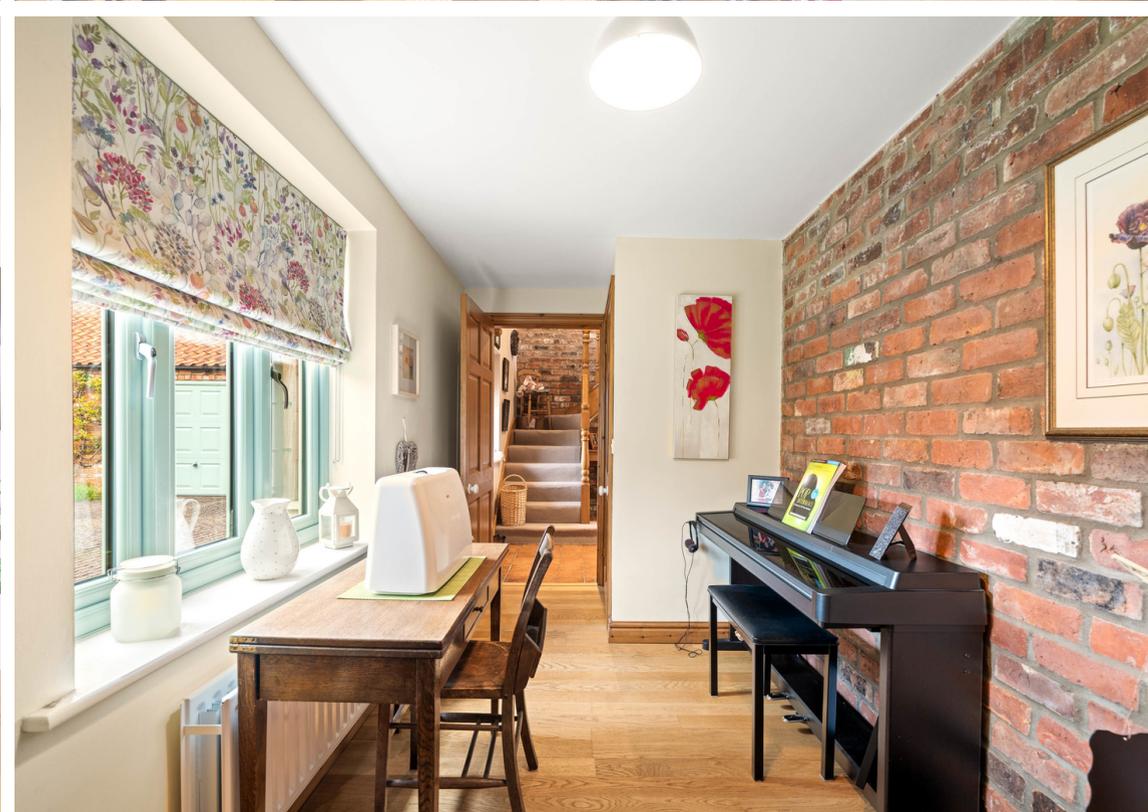
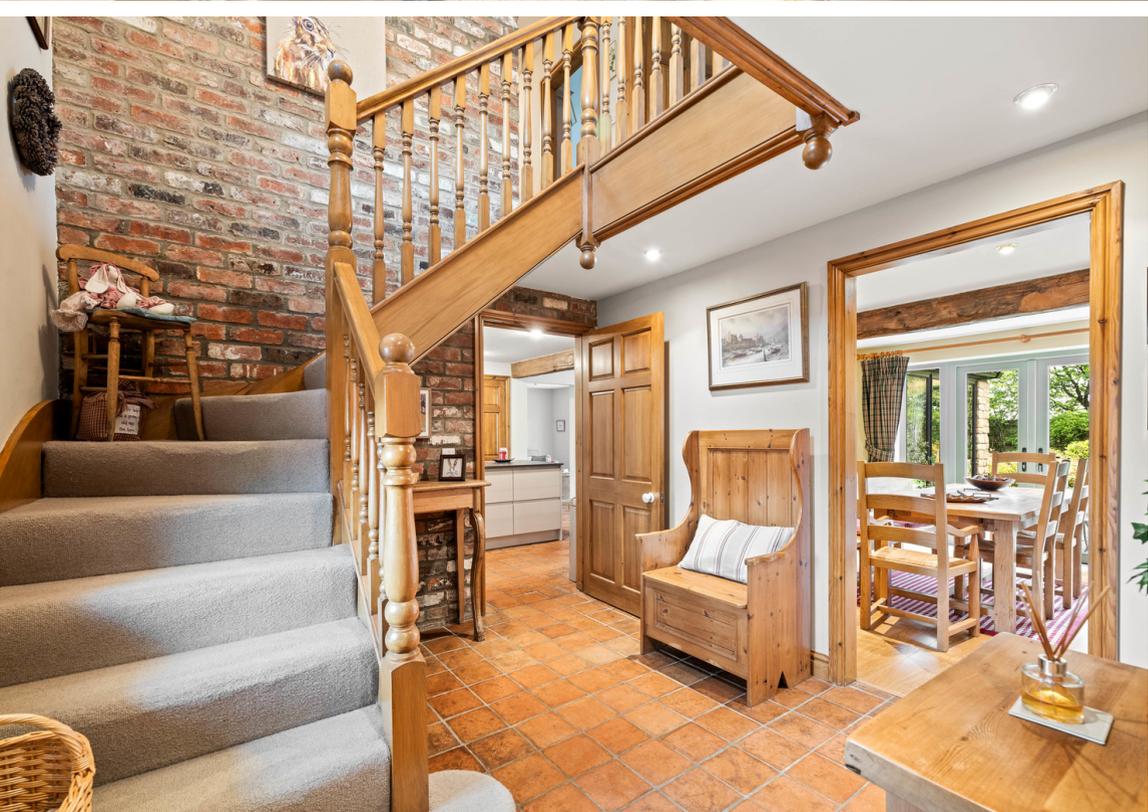
Double glazed window to front, WC, wash basin, shower cubicle, radiator.

Bedroom Three

Double glazed window to rear, fitted wardrobes, desk and office storage. radiator.

Bedroom Four

Double glazed window to rear, radiator.



Family Bathroom

Double glazed window to front, counter top wash basin, luxury free standing bath with attachment, radiator.

Outside

To the front gated access leads to a large block paved driveway providing parking for several vehicles and leading to a double garage with two up and over doors.
Gated side access leads to a beautifully landscaped garden with patio area, lawn and well stocked borders. There is also gated access to the rear with open-field views.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band E

MOBILE

We understand from the Ofcom website there is likely mobile coverage from EE, O2, 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 220 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

Energy performance certificate (EPC)

40 Thorold Way Hampton LINCOLN LN5 9GJ	Energy rating C	Valid until: 9 July 2034
Certificate number: 9007-3039-3203-8544-8200		

Property type: Detached house
Total floor area: 219 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

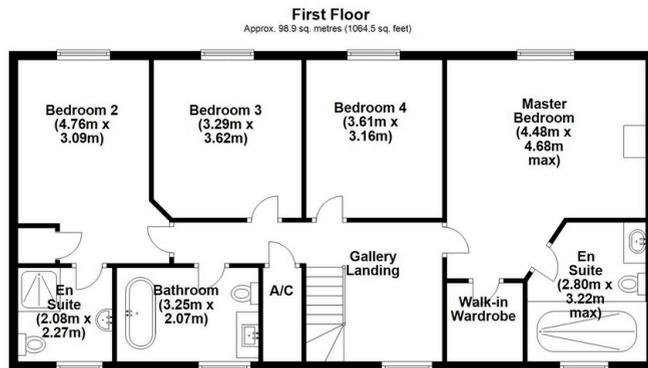
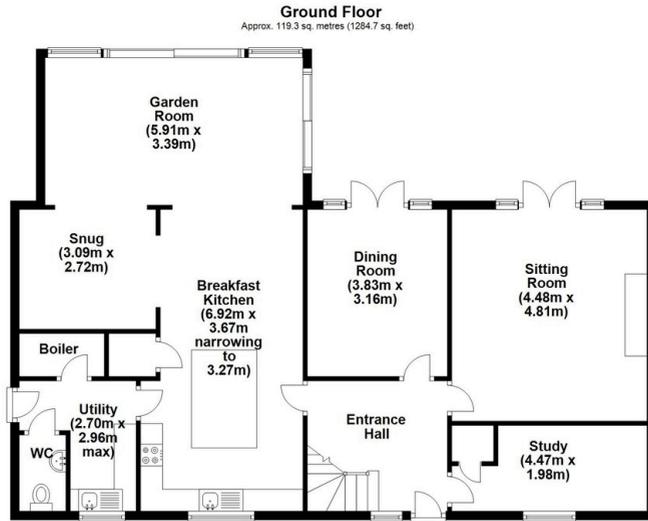
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

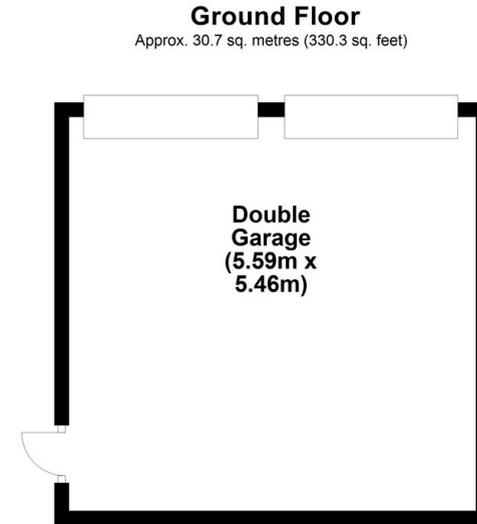








Total area: approx. 218.2 sq. metres (2349.1 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.



Total area: approx. 30.7 sq. metres (330.3 sq. feet)
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Plan produced using PlanUp.

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