



**55 Hartsholme Drive,
Lincoln, LN6 0HQ**



Book a Viewing!

£340,000

A beautiful three bedroom end terraced house with the additional benefit of a one bedroomed annex, just to the South of the Cathedral City of Lincoln. The property sits on a fantastic plot of approximately 0.23 acres (STS) and the immaculate internal accommodation comprises of Hall, Lounge, Snug, Kitchen, Utility/Shower Room, stunning James Oliver Sun Room extension and a First Floor Landing leading to three double Bedrooms and a Family Bathroom. Outside there is a pleasant front garden, gravelled driveway and single garage, an Annex with a double Bedroom and Shower Room and to the rear there is an enviable and private enclosed garden. Early viewing is a must to appreciate all this wonderful family home has to offer.



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SERVICES

All mains services available. Gas central heating.

EPC RATING - D.

COUNCIL TAX BAND – B.

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 Bishop Grosseteste University.





ACCOMMODATION

HALL

With staircase to the first floor and wood effect laminate flooring.

LOUNGE

17' 5" x 11' 1" (5.32m x 3.39m) With double glazed window to the front aspect, French doors to the sun room, gas fire set within a decorative fireplace and radiator.

SNUG

12' 10" x 8' 10" (3.92m x 2.70m) With double glazed windows to the front and side aspects, log burner set within a decorative brick fireplace, wood effect laminate flooring and radiator.

KITCHEN

12' 3 (max)" x 8' 3 (max)" (3.73m x 2.51m) Fitted with a range of wall and base units with work surfaces over, ceramic 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, gas hob with extractor fan over, integrated dishwasher, tiled flooring, tiled splashback, spotlights and open plan to the sun room.



UTILITY/SHOWER ROOM

8' 7" x 5' 11" (2.64m x 1.82m) Fitted with a range of wall and base units with work surfaces over, spaces for washing machine and tumble dryer, shower cubicle, close coupled WC, wall mounted gas fired central heating boiler, tiled splashbacks and double glazed window to the rear aspect.



SUN ROOM

27' 7" x 10' 11 (8.41m 27' 7" x 10' 11 (max)" (8.41m x 3.33m) With double glazed French doors to the rear garden, base units with work surfaces over, space for fridge freezer, breakfast bar, tiled flooring and two radiators.

FIRST FLOOR LANDING

With double glazed window to the rear aspect and radiator.



BEDROOM 1

14' 5" x 12' 7" (4.41m x 3.85m) With a range of fitted wardrobes, dressing area, two double glazed windows to the front aspect and radiator.

BEDROOM 2

12' 10" x 8' 10" (3.92m x 2.71m) With double glazed windows to the front and side aspects and radiator.

BEDROOM 3

9' 8" x 8' 9" (2.97m x 2.69m) With double glazed windows to the rear and side aspects and radiator.



BATHROOM

7' 10" x 4' 6" (2.40m x 1.38m) Fitted with a three piece suite comprising of freestanding roll top bath, wash hand basin on a vanity stand and close coupled WC, tiled flooring, part tiled walls, spotlights and double glazed window to the rear aspect.

ANNEX

BEDROOM

14' 7" x 8' 3" (4.45m x 2.54m) With double glazed French doors to the garden, double glazed window to the rear aspect, laminate flooring and radiator.

SHOWER ROOM

8' 3" x 3' 3" (2.54m x 1.00m) Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, tiled flooring, tiled splashbacks and radiator.

OUTSIDE

To the front of the property there is a garden laid mainly to lawn with mature trees and shrubs. There is a side gravelled driveway providing off street parking for multiple vehicles and access to the garage via a further shared driveway. To the rear of the property there is a beautiful and generous endosed rear garden, laid mainly to lawn with patio seating area, covered seating area, mature shrubs, flowerbeds, ornamental trees, Summer House, shed and greenhouse.

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 – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson 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 and J Walter 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.

Claverings 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 we 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 MRICS.

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 these 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 give notice that:

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 whatever 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.

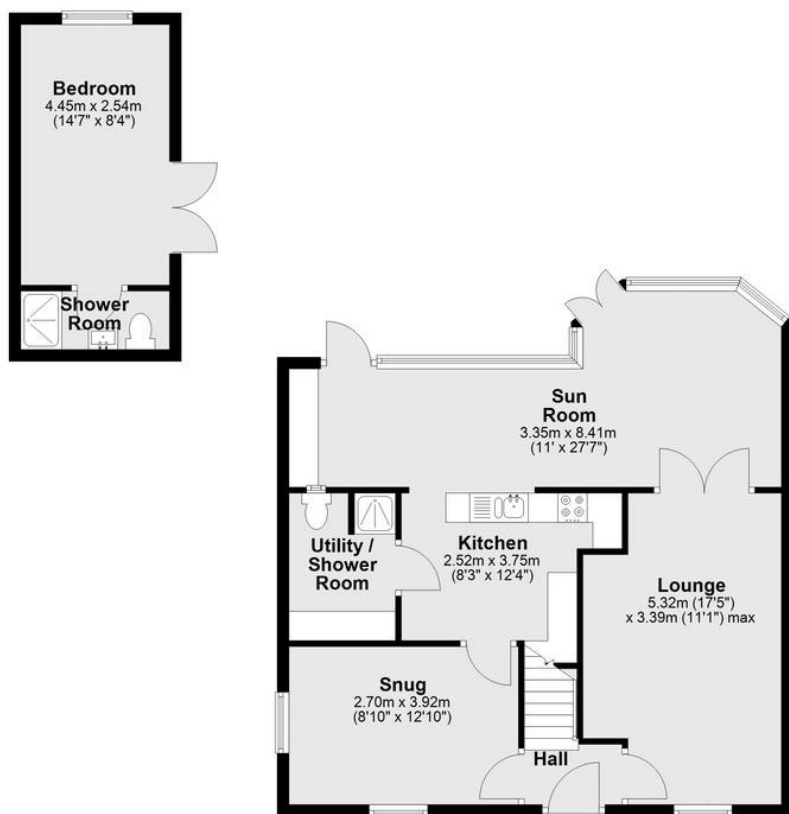
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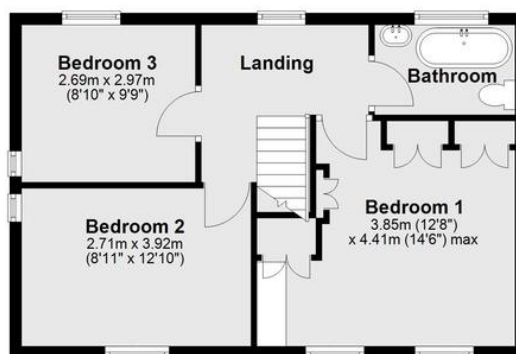
Ground Floor

Approx. 80.9 sq. metres (870.8 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.4 sq. feet)



Total area: approx. 126.8 sq. metres (1365.3 sq. feet)



29 – 30 Silver Street
Lincoln
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22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.

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