

55 Hartsholme Drive,

Lincoln, LN6 0HQ

Book a Viewing!

£330,000

A beautiful three bedroom end terraced house with the additional benefit of a versatile detached annex space, 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, together with a useful detached annex space offering a variety of potential uses, currently comprising of a double room and Shower Room. 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. 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.

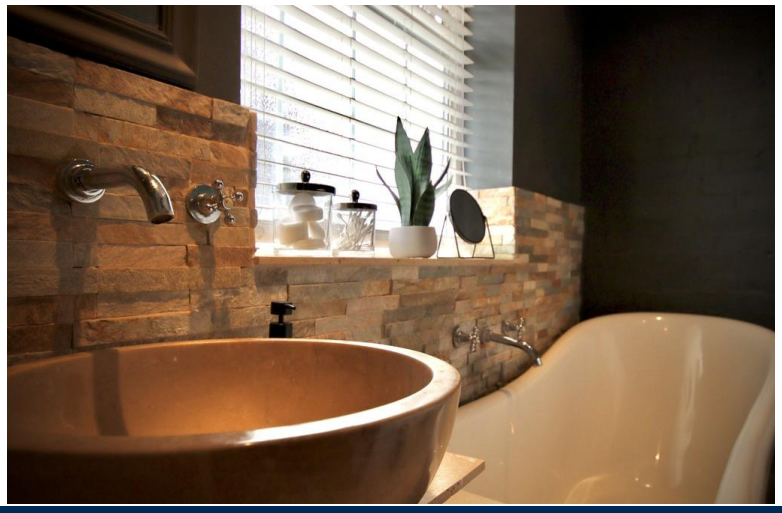
BEDROOM 3
9' 8" x 8' 9" (2.97m x 2.69m) With double glazed windows to the rear and side aspects and radiator.

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









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 enclosed rear garden, laid mainly to lawn with patio seating area, covered seating area, mature shrubs, flowerbeds, ornamental trees, Summer House, shed and greenhouse.

WEBSITE
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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, 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.

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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 give notice that:

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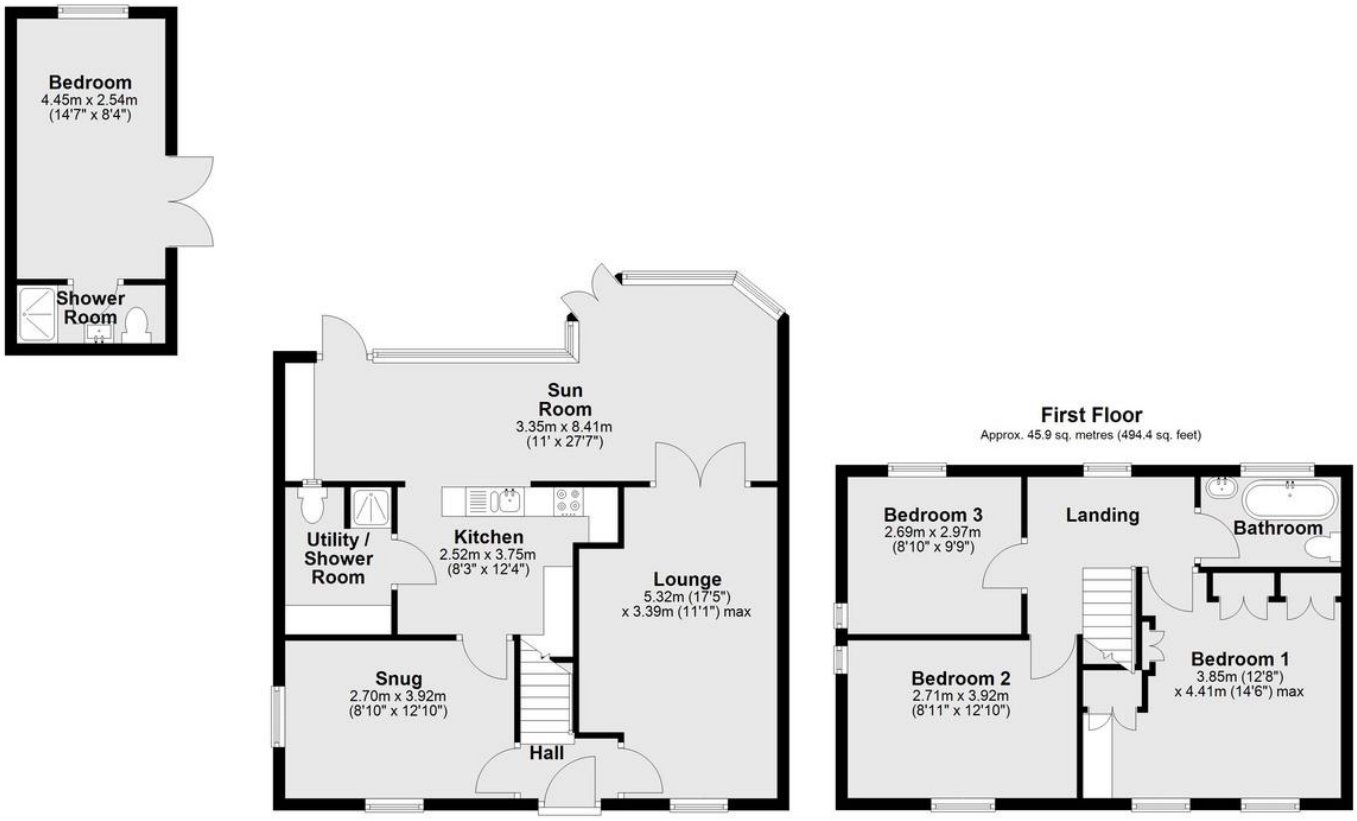
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Ground Floor

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
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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 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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