



**87 Harland Road,  
Lincoln, LN2 4GW**



Book a Viewing!

**£410,000**

An extended four bedroom detached family home, located on the ever popular Glebe Park estate. The property offers generous and flexible accommodation throughout, including open plan living, a bright sun room, two bath/shower rooms, a utility room and a double garage, making it ideal for modern family living. The accommodation comprises of an inviting Entrance Hallway, ground floor WC, Lounge, Open Plan Kitchen Diner, Utility Room and an impressive Sun Room extension. To the first floor there are four well-proportioned Bedrooms, including a main bedroom with En-suite and a family Bathroom.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – D.**

**LOCAL AUTHORITY -** West Lindsey District 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 Lincoln Bishop University.



## ACCOMMODATION

### ENTRANCE HALL

Accessed via a composite UPVC frosted glass door, the entrance hallway provides a welcoming first impression with laminate flooring, radiator, and stairs rising to the first floor and access to the lounge, kitchen diner and ground floor WC.

### LOUNGE

16' 7" x 11' (5.05m x 3.35m) A front facing reception room featuring a UPVC double glazed window to the front aspect, radiator, a feature fireplace with mantel surround and gas fire, a glazed panel door provides separation from the hallway while maintaining a light, open feel.



### KITCHEN/DINER

11' 3 max" x 20' 10" (3.43m x 6.35m) A spacious and sociable room fitted with a comprehensive range of wall mounted and base cupboard units with laminate worktops, a 1½ bowl sink with hot and cold mixer tap, integrated dishwasher, integrated fridge and freezer, eye level double oven with integrated microwave, induction hob with extractor over, tiled flooring, spotlights and under cupboard lighting, UPVC double glazed window overlooking the rear garden, with ample space for a family dining table, access directly to both the utility room and sun room.



### SUN ROOM

13' 7" x 8' 10" (4.14m x 2.69m) A fantastic extension creating a bright and versatile additional living space, finished with tiled flooring, spotlights and radiators, this room benefits from UPVC windows to the front and side aspects, double French doors opening onto the patio, double French doors connect seamlessly back to the kitchen diner, making it ideal for entertaining and family use.

### UTILITY ROOM

9' 7" x 5' 11" (2.92m x 1.8m) Fitted with additional wall and base units with laminate worktop, stainless steel sink with drainer and mixer tap, wall mounted boiler, radiator, spotlights, a frosted UPVC door providing access to the rear garden and internal access into the double garage.



### WC

Fitted with a close coupled WC and wash basin, radiator, tiled flooring and extractor fan.

### FIRST FLOOR LANDING

With radiator, loft access, airing cupboard with built-in shelving and access to all four bedrooms and the family bathroom.



#### BEDROOM 1

14' x 14' 6 max" (4.27m x 4.42m) A front facing double bedroom with UPVC double glazed window, radiator, two built-in wardrobe units and access to the en-suite.

#### EN-SUITE

Fitted with a three piece suite comprising of a shower tray with mains shower over, WC and wash basin set within vanity storage, tiled flooring, extractor fan, spotlights, upright chrome towel radiator and a frosted UPVC window to the side aspect.



#### BEDROOM 2

10' 1" x 10' (3.07m x 3.05m) A rear facing double bedroom with UPVC double glazed window overlooking the garden and radiator.

#### BEDROOM 3

10' 2" x 9' 7" (3.1m x 2.92m) A front facing bedroom with UPVC double glazed window, radiator and built-in cupboard storage.

#### BEDROOM 4

9' 11" x 8' 6" (3.02m x 2.59m) An additional rear facing bedroom with UPVC double glazed window and radiator.



#### BATHROOM

A four piece suite comprising of a bath, separate shower cubicle with mains shower, wash basin, WC and built-in cupboard storage, tiled flooring and wall splashbacks, chrome towel radiator, spotlights, extractor fan and a frosted UPVC window to the rear aspect.

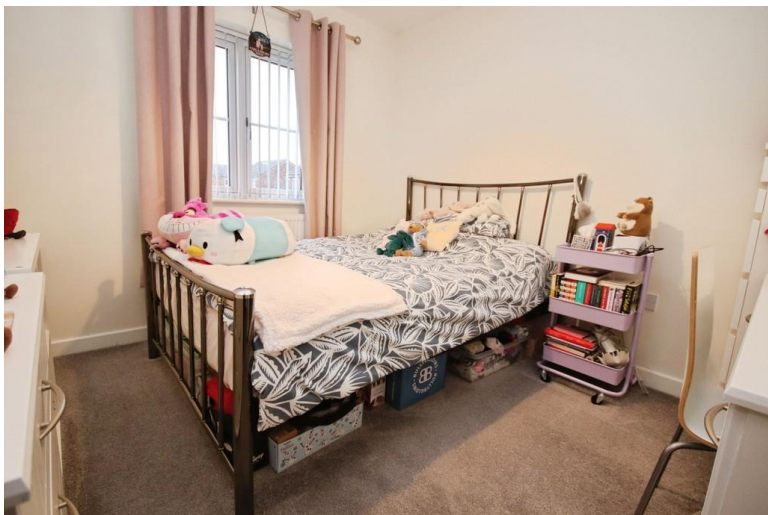
#### OUTSIDE

To rear garden is mainly laid to lawn with patio areas, slabbed pathways and secure fencing. There is access to the sun room, utility room and garage, creating a practical and well connected outdoor space. To the front, the property enjoys a lawned garden with paved pathways and a block paved double driveway providing off-road parking and access to the double garage. An electric car charging point is also installed.

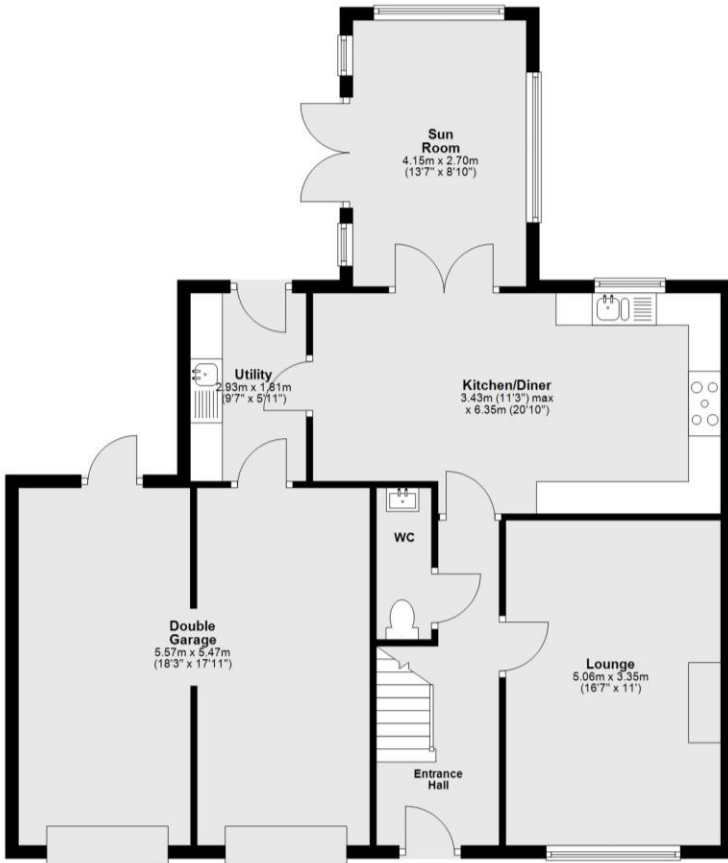


#### DOUBLE GARAGE

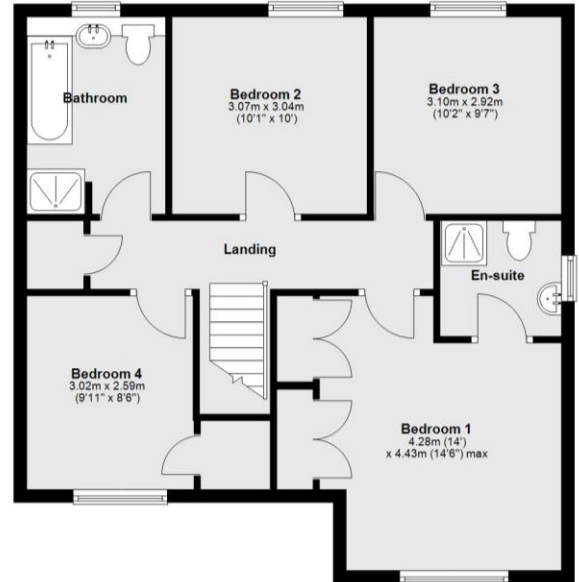
18' 3" x 17' 11" (5.56m x 5.46m) With two manual up-and-over doors, internal access from the utility room, rear garden access, lighting and power, offering excellent storage and secure vehicle space.



**Ground Floor**



**First Floor**



Total area: approx. 162.8 sq. metres (1752.3 sq. feet)

**WEBSITE**

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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.

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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 M RICS.

**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:

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.
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