



81 Hartsholme Drive

Lincoln, LN6 0HQ



Book a Viewing!

£280,000

A beautifully presented three bedroom semi detached family home, ideally positioned at the end of a quiet cul-de-sac to the south of the Cathedral City of Lincoln. Occupying a generous plot, this superb property offers well planned and spacious accommodation comprising an Entrance Hall, comfortable Lounge, Dining Room, fitted Kitchen, Utility Room, and a First Floor Landing leading to three well proportioned Bedrooms and a stylish Family Shower Room. Outside, the property enjoys a low maintenance front garden, a block paved driveway providing ample off-street parking and a single garage. A versatile timber built outbuilding offers excellent potential for variety of potential uses. To the rear there is a beautifully maintained private garden, creating a wonderful space for relaxing, entertaining and family life. Offering an excellent combination of space, practicality and a sought-after location, this is a fantastic family home that simply must be viewed to be fully appreciated. NO CHAIN!





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

With staircase to the first floor, under the stairs storage cupboard, double glazed window to the side aspect and radiator.

DINING ROOM

11' 11" x 10' 5" (3.64m x 3.19m) With double glazed window to the front aspect, laminate flooring and radiator.

LOUNGE

11' 11" x 10' 11" (3.64m x 3.33m) With double glazed bay window with door to the rear garden, gas fire set within a decorative fire surround, laminate flooring and radiator.



KITCHEN

9' 10" x 7' 3" (3.00m x 2.23m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven and gas hob with extractor fan, spaces for washing machine and dishwasher, tiled flooring and splashbacks and double glazed window to the side aspect.

UTILITY ROOM

7' 7" x 7' 3" (2.33m x 2.21m) With work surface, wall mounted gas fired central heating boiler, tiled flooring, radiator, double glazed window to the rear aspect and door to the rear garden.

FIRST FLOOR LANDING

With double glazed window to the side aspect.



BEDROOM 1

11' 11" x 11' 1" (3.65m x 3.38m) With double glazed window to the rear aspect and radiator.

BEDROOM 2

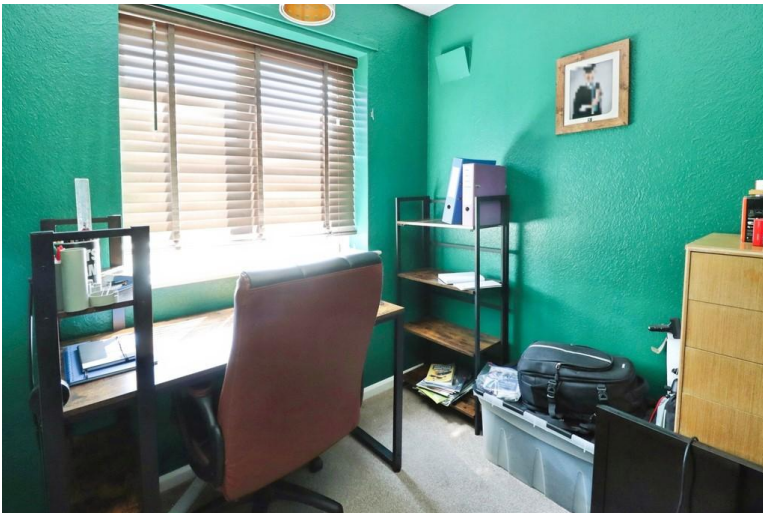
11' 1" x 10' 5" (3.39m x 3.19m) With double glazed window to the front aspect and radiator.

BEDROOM 3

7' 4" x 6' 10" (2.25m x 2.10m) With double glazed window to the front aspect and radiator.

SHOWER ROOM

7' 11" x 7' 2" (2.43m x 2.20m) Fitted with a three piece suite comprising of shower cubicle with rainfall shower head, close coupled WC and wash hand basin in a vanity style unit, tiled walls, towel radiator, spotlights and double glazed window to the rear aspect.



OUTSIDE

To the front of the property there is a block paved garden behind privacy hedging with shrubs inset. A block paved driveway extends to the side of the property providing ample off street parking and access to the garage. The garage has an up and over door to the front and personnel door to the side. To the rear of the property there is an extensive rear garden laid mainly to lawn with patio seating area. At the bottom of the garden there is a bespoke timber built outbuilding with bar, decorative fireplace, light and power.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.





BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

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.

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<https://www.mundys.net/referrals/>

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 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:

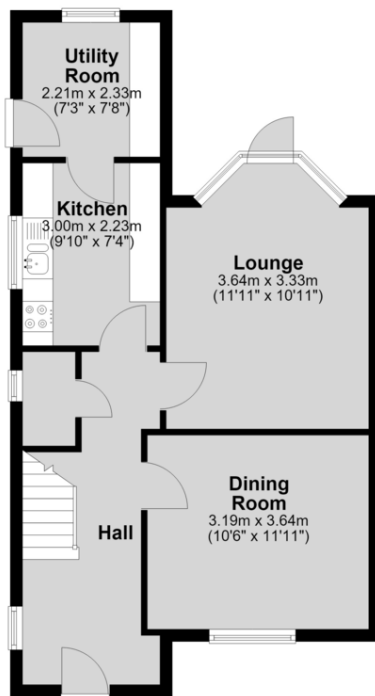
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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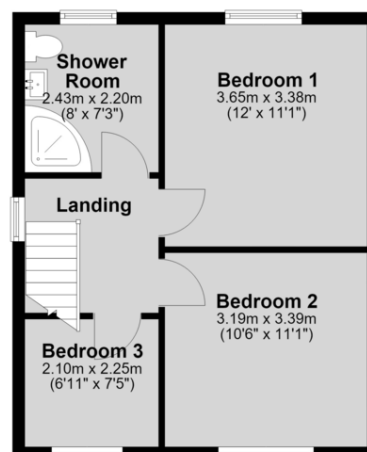
Ground Floor

Approx. 47.7 sq. metres (513.6 sq. feet)



First Floor

Approx. 39.6 sq. metres (425.7 sq. feet)



Total area: approx. 87.3 sq. metres (939.3 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 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 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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