



Harpwell Road, Lincoln, LN2

Asking Price £250,000

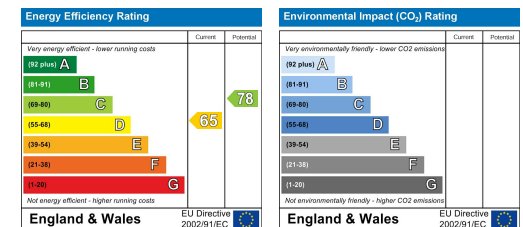

MARTIN&CO

Harpswell Road, Lincoln, LN2

Bungalow - Detached
2 Bedrooms, 2 Bathrooms

Asking Price £250,000

- Detached Bungalow
- Generous Corner Plot
- Spacious Living Accomodation
- Conservatory
- Front and Rear Gardens
- Driveway Parking with Garage
- Popular Uphill Location
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - C



Two bedroom detached bungalow occupying a generous and desirable corner plot within a mature uphill location of Lincoln. Comprising internally of an entrance porch, two bedrooms, two shower rooms with separate WC, spacious living room, dining room, kitchen and conservatory. Front and rear gardens, driveway parking and a garage. Sold with no onward chain.

Situated to the North, on the outskirts of Lincoln, within an approximate 20 minute walk of The Bailgate area. Plentiful local amenities with easy access to shops and schooling, including Lincoln Bishop University. Regular bus routes and access to the A46 relief road.

EPC Rating - D
Council Tax Band - C
Tenure - Freehold

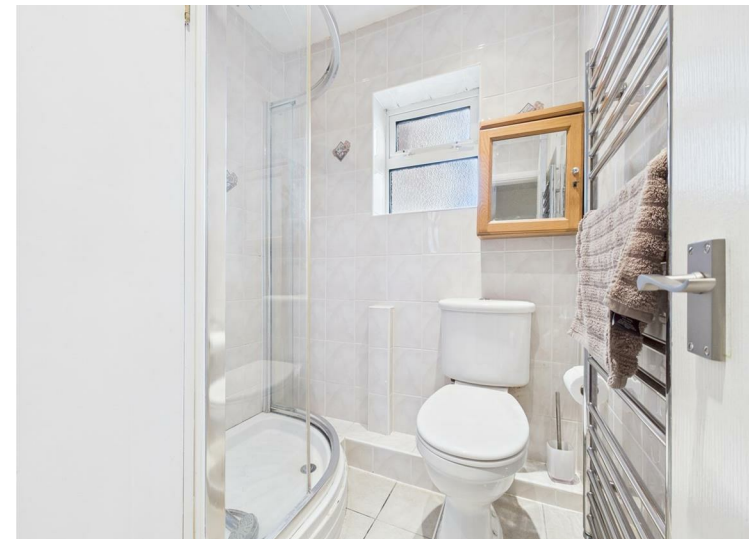
Porch

6'2" x 5'0"

PVC construction with entrance door and secondary glazed door into the hallway, tiled flooring and spot lit ceiling.

Hallway

Wood effect laminate flooring, radiator, light fitting and access to the loft housing the gas combination boiler.



Bedroom
13'9" x 8'7"
PVC window to the front, wood effect laminate flooring, radiator and a spot lit ceiling.

Bedroom
13'9" x 10'5"
PVC window to the front, carpet flooring, radiator and a spot lit ceiling. Fitted bedroom furniture included within the sale.

Shower Room
6'0" x 4'10"
Fully tiled room with a double cubicle housing the electric shower, vanity wash basin, PVC wide window, heated towel rail, spot lit ceiling and an extractor.

WC
6'0" x 2'5"
Fully tiled room with a low level WC, PVC side window, radiator and a pendant fitting.

Shower Room
6'0" x 5'5"
Fully tiled room with a low level WC, corner cubicle housing the mains thermostatic shower, heated towel rail, PVC side window, spot lit ceiling and extractor. Cupboard housing the plumbing and space for both a washing machine and separate tumble dryer. Separate wall mounted mirrored unit houses the mains consumer unit.

Living Room
20'3" x 14'4" (max measurements).
PVC windows to the front and rear aspects, ceiling and wall lighting, radiators, carpet flooring plus a fireplace hearth.

Dining Room
11'4" x 9'7"
PVC patio doors to the conservatory, wood effect laminate, radiator and a light fitting.

Kitchen
11'10" x 10'10"
Base and eye level units with laminated work surfaces incorporating a breakfast, tiled splash backs and an inset composite sink and drainer. Fully fitted to include a double oven, gas hob with extractor over, integrated fridge freezer and a dishwasher. PVC rear window and front facing PVC door, tiled flooring and a spot lit ceiling.

Conservatory
11'4" x 7'1"
Part brick, part PVC construction with French doors to the rear garden and a glazed roof, tiled flooring and wall lighting.

Outside
Occupying a generous corner plot, this property offers to the front a long concrete driveway suitable for multiple vehicles to park off road, block paved garden with mature planted shrubs and borders curving round to the gated side. To the property approach, there are several outside lights leading down the driveway towards the garage. Beyond the gate to the front is a garden shed and space for the currently stored caravan which is to be removed prior to completion. The concrete pathways continue round to the rear of the property. The private rear garden faces to the West, backing onto the open green space. The rear garden has been landscaped with sweeping block paved pathways to incorporate a seating area, laid lawn and a mature planted borders.

Garage
15'9" x 8'8"
Electric roller door to the front, separately fused for light and power.

Fixtures & Fittings.
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

111.6 m²
1202 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.