



# Harpers Road

, Lincoln, LN2 4HJ

Offers over £310,000



**SOLD NO UPWARD CHAIN** - As you enter, you are greeted by a warm and inviting atmosphere, with ample natural light flowing through the spacious living areas. The layout is thoughtfully designed, providing a seamless flow between the living room and kitchen / diner, making it perfect for entertaining or enjoying family time. The kitchen is equipped with modern appliances and offers plenty of storage, catering to all your culinary needs.

The three bedrooms are generously sized, providing a peaceful retreat at the end of the day. The property also features a well-maintained garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air.

Located in a friendly neighbourhood, this home is conveniently situated near local amenities, schools, and parks, making it an excellent choice for families. The vibrant city of Lincoln, with its rich history and cultural attractions, is just a short distance away, offering a variety of shops, restaurants, and entertainment options.





Description

NO UPWARD CHAIN - Harpers Road is a cul de sac location situated on Roman Gate which is an exclusive and prestigious development of 280 homes by award winning, Lincoln based housebuilders, Taylor Lindsey Homes. This Rosedale style home briefly benefits from an entrance hall, ground floor cloak room, reception room, kitchen / diner and utility to the ground floor with three generous size bedrooms and two bathrooms to the first floor. Front and rear gardens with a garage with an electric door and driveway.

In summary, this detached house on Harpers Road presents a wonderful opportunity for those looking to settle in a peaceful yet accessible location. With its spacious layout, modern features, and proximity to local conveniences, it is a property that truly deserves your attention.

Hallway 16'4" x 3'8" (5.00m x 1.13m)

Entering the property through the front facing composite door the hallway has laminate flooring, access to the rooms to the ground floor and has an understairs storage cupboard, radiator and central heating thermostat.

Lounge 5.39m x 3.45m

A generous size lounge with a front facing window with vertical blinds, carpet and a centre feature of a fire place with hearth and surround with secondary heating of an electric fire, radiator and centre ceiling light.

Kitchen / Diner 6.37m x 2.91m

The kitchen / dining area offers excellent living accommodation which is a bright open plan area with a tiled floor, integrated appliances, fridge / freezer, dishwasher, double fan oven, induction hob with extractor over and built in microwave benefitting from under kitchen wall unit lighting and downlights. The dining area benefits from French doors leading to the rear garden for outside entertainment.

Utility 2.00m x 1.90m

The large utility provides useful space for laundry with space for a washing machine and tumble dryer, worktop and stainless steel sink. The garden and garage can be accessed through the doors from the utility room.

Cloak Room 6'4" x 2'8" (1.95m x 0.83m)

Every family home needs a ground floor cloak room with wc and hand basin with a storage unit, extractor, tiled floor and radiator.

Stairs & Landing

With carpet leading up the stairs to the first floor with a wooden spindle staircase, airing cupboard, rail cupboard, central heating thermostat and access to the loft which has a built in pull down ladder and part boarded and insulated.

Master Bedroom 3.85m x 2.94m

A front facing double bedroom with carpet, radiator with TRV, coving, centre ceiling light and access to the en-suite.

En-Suite 2.82m x 1.20m

The en-suite has a double walk in shower cubicle with a gravity fed shower, sliding door, wc and hand basin with storage and a large chrome ladder rail, side facing obscure window, tiled walls and extractor.

Bedroom Two 3.26m x 2.80m

A double bedroom rear facing with carpet, radiator with TRV and a centre ceiling light.

Bedroom Three 2.43m x 2.17m

A front facing single room with carpet and radiator with a centre ceiling light.

Bathroom 2.60m x 1.75m

The family bathroom has fully tiled walls, bath with shower over, glass shower screen, a vanity unit with encased wc and hand basin, chrome ladder rail, extractor and rear facing obscure window.

Outside

To the front there is an open plan lawn. To the rear there is an enclosed garden consisting of two patio areas, lawn, outside lights and outside tap.

Garage & Driveway 17'10" x 8'7" (5.45m x 2.63m)

The block paved driveway leads to the garage which has an electric roller door power and lighting with an integral door leading into the utility room.

Additional Information

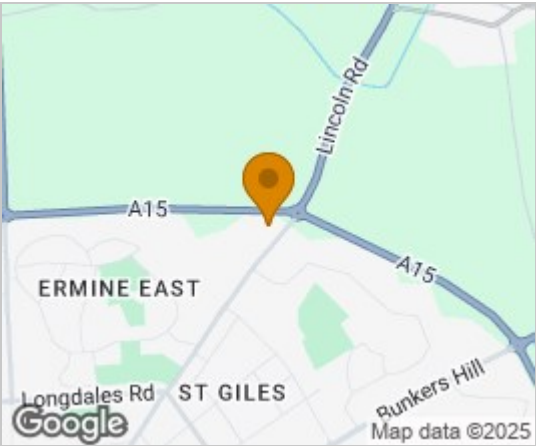
The property benefits from the NHBC certificate and has a security alarm, dual heating controls for each floor. Chrome light switches and sockets throughout.

There is an annual management fee for the green areas and outside lighting.

Disclaimer

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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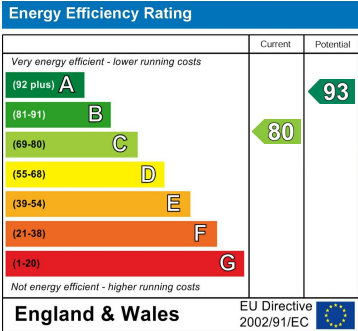
Area Map



Floor Plans



Energy Efficiency Graph



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