



4 Hartsholme Drive

Lincoln, LN6 0HF

£229,950

A three bedroomed semi-detached property positioned in this popular location close to Hartsholme Park. The property has modern living accommodation, which has been greatly improved by the current owners, to comprise of Inner Hallway, Lounge, Dining Area, fitted Kitchen with appliances and First Floor Landing giving access to three Bedrooms and Family Bathroom. Outside there is off road parking to the front and a garden to the rear with a paved seating area and shed.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundy's.

DIRECTIONS

Leaving Lincoln south along Tritton Road, turn right onto Skellingthorpe Road and right onto Almond Avenue. Turn left onto Hartsholme Drive where the property can be located on the right hand side.

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 College.



INNER HALLWAY

With glass panel door to the front aspect, stairs to the first floor landing with storage below, door to lounge, doorway to the dining area, wooden flooring and radiator.

LOUNGE

10' 10" x 15' 0" (3.31m x 4.58m) , with UPVC windows to the front and side aspects, decorative fireplace and radiator.

DINING AREA

9' 9" x 11' 10" (2.99m x 3.62m) , with UPVC window to the rear aspect, radiator, wooden flooring and archway to the kitchen.



KITCHEN

8' 4" x 16' 2" (2.55m x 4.94m) , with UPVC windows to the side aspect, double UPVC doors to the rear garden, tiled flooring, fitted with a range of modern base units and drawers with work surfaces, sink unit and drainer with mixer tap above, integral dishwasher, space for automatic washing machine, wall mounted cupboards with complementary tiling below, concealed gas central heating boiler and feature vertical radiator.

FIRST FLOOR LANDING

With doors to three bedrooms, bathroom and airing cupboard.



BATHROOM

7' 5" x 7' 0" (2.27m x 2.14m) , with UPVC window to the side aspect, suite to comprise of WC, wash hand basin and bath with shower over, chrome towel radiator, tiled flooring and tiled walls.

BEDROOM 1

16' 2" x 10' 9" (4.93m x 3.29m) , with UPVC window to the front aspect, decorative fireplace and radiator.

BEDROOM 2

10' 0" x 8' 1" (3.07m x 2.48m) , with UPVC window to the rear aspect and radiator.



BEDROOM 3

10' 0" x 10' 8" (3.05m x 3.26m) , with UPVC window to the rear aspect, fitted cupboards, decorative fireplace and radiator.

OUTSIDE

To the front of the property there is a hardstanding driveway providing ample of road parking. To the side there is gated access to the rear. To the rear of the property there is a paved seating area, lawned garden, flowerbeds and a shed.



Ground Floor



First Floor



WEBSITE
Our detailed website show 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

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Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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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 roughly checked.

GENERAL
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