



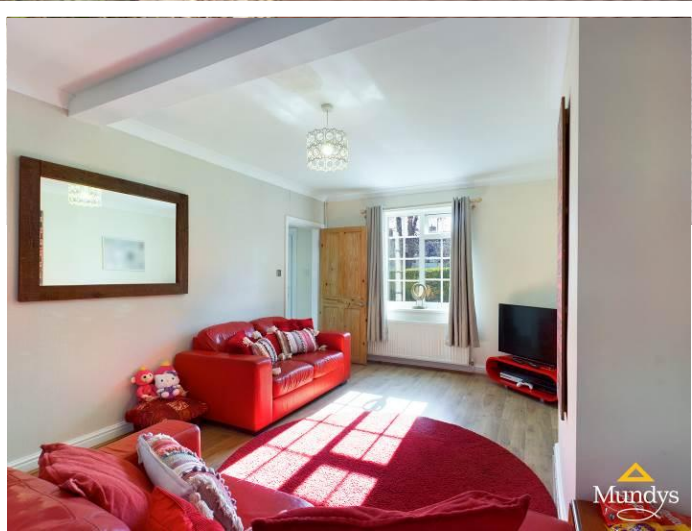
## 45 Hartsholme Drive

Lincoln, LN6 0HF

**£210,000**

A three bedroomed mid-town house situated in this popular location to the south of Lincoln, close to Hartsholme Park. The property has been well-maintained by the current owners and offers internal living accommodation to comprise of Reception Hallway, Lounge, larger than average Conservatory, fitted Kitchen and First Floor Landing leading to three Bedrooms and Family Bathroom. Outside there is a small garden to the front and a passageway leading to the lawned rear garden with decked areas, vegetable plots, shed and green house. Viewing of the property is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**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.

**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.



## ACCOMMODATION

### RECEPTION HALL

With UPVC door to the front aspect, wooden flooring, radiator, doors to the lounge and kitchen and under stairs storage cupboard.

### LOUNGE

16' 11" x 10' 11" (5.18m x 3.35m) , with UPVC window to the front aspect, double doors to the conservatory, wooden flooring and radiator.

### CONSERVATORY

11' 4" x 13' 8" (3.47m x 4.18m) , with tiled flooring, UPVC windows and double doors to the rear garden, power and lighting.



### KITCHEN

13' 11" x 9' 10" (4.25m x 3.00m) , with UPVC window and door to the rear aspect, tiled flooring, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, spaces for automatic washing, tumble dryer and fridge freezer, wall mounted cupboards with complementary tiling below, integral oven and four ring gas hob with extraction above.

### FIRST FLOOR LANDING

With UPVC window to the front aspect, doors to three bedrooms, and family bathroom, cloaks cupboard and access to the roof void.

### BEDROOM 1

10' 0" x 15' 1" (3.07m x 4.60m) , with UPVC double glazed window to the rear aspect, radiator, wooden flooring and fitted cupboards.

### BEDROOM 2

6' 9" x 8' 9" (2.07m x 2.69m) , with UPVC double glazed window to the rear aspect, radiator, wooden flooring and shelving.

### BEDROOM 3

10' 11" x 6' 5" (3.33m x 1.98m) , with UPVC double glazed window to the front aspect, radiator and wooden flooring.



### BATHROOM

7' 7" x 5' 0" (2.33m x 1.53m) , with UPVC window to the rear aspect, suite to comprise of bath with shower over, WC and wash hand basin, tiled flooring, partly tiled flooring and radiator.



### OUTSIDE

To the front of the property there is a lawned garden, path to the front door and hedge. To the side of the property there is a shared passageway leading to the rear of the property. To the rear of the property there is a decked area, lawned garden with sunken trampoline, deck seating area, decorative gravel beds, greenhouse, shed, vegetable plot, and a range of raised vegetable planters.



**WEBSITE**

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**REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO**

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 thoroughly checked.

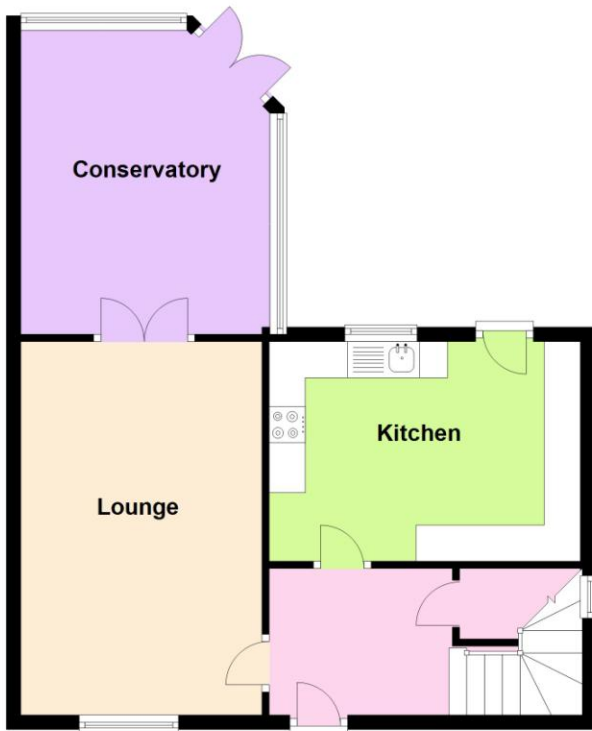
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**Ground Floor**



**First Floor**



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