



19 Harland Road

Lincoln, LN2 4GW

£200,000

NO ONWARD CHAIN - A well presented and modern two double bedroomed semi-detached house situated in this sought after residential development, located just off Wolsey Way, to the North of the City of Lincoln and with easy access to Lincoln City Centre and also the A46 Bypass and the new Eastern Bypass. Internally the property offers living accommodation to briefly comprise of Entrance Hallway, WC, Lounge, Kitchen and First Floor Landing leading to two Double Bedrooms and Bathroom. Outside there is a garden to the front with a block paved driveway to the side providing off road parking and also giving access to the attached Single Garage. There is a lawned garden to the rear with a decked seating area and patio seating area.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

TENURE - Freehold.

SERVICE CHARGE - Payable of £100 per annum, payable in two instalments in January and July each year.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head North out of Lincoln along Nettleham Road and turn right on to Wolsey Way. Continue along and turn left on to Alexander Road and then left on to Harland Road where the property can be located on the left 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.





ENTRANCE HALLWAY

With composite double glazed door to front elevation, tiled floor and radiator.

WC

With uPVC double glazed window to front elevation, tiled floor, low level WC, vanity wash hand basin and radiator.

LOUNGE

16' 3" x 7' 9" (4.95m x 2.36m) With uPVC double glazed window to front elevation, electric wall fire, stairs to the First Floor Landing and radiator.



KITCHEN

14' 6" x 8' 6" (4.42m x 2.59m) With uPVC double glazed double doors and window to the rear elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, integral oven and four ring gas hob with extractor fan over, integral fridge freezer and dishwasher, plumbing and space for a washing machine, under stairs storage cupboard and radiator.

FIRST FLOOR LANDING

With banister rail, radiator, access to roof void and airing cupboard housing the hot water cylinder.



BEDROOM 1

11' 4" (max) x 11' 2" (3.45m x 3.4m) With uPVC double glazed window to front elevation, two built-in wardrobes and radiator.

BEDROOM 2

13' 3" x 8' 1" (4.04m x 2.46m) With uPVC double glazed window to rear elevation and radiator.

BATHROOM

6' 7" x 6' 3" (2.01m x 1.91m) With uPVC double glazed window to rear elevation, tiled flooring, suite to comprise of low level WC, vanity wash hand basin and bath with mains shower over, fully tiled walls, heated towel rail, spotlights to ceiling and extractor fan.



OUTSIDE

To the front of the property there is a lawned garden with a block paved driveway to the side providing off road parking and giving access to the attached Single Garage. The rear garden is principally laid to lawn with a patio seating area and decked seating area.

SINGLE GARAGE

With up and over door to the front and uPVC double glazed courtesy door to the rear garden.



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.

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.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to 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.

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 roughly checked.

GENERAL

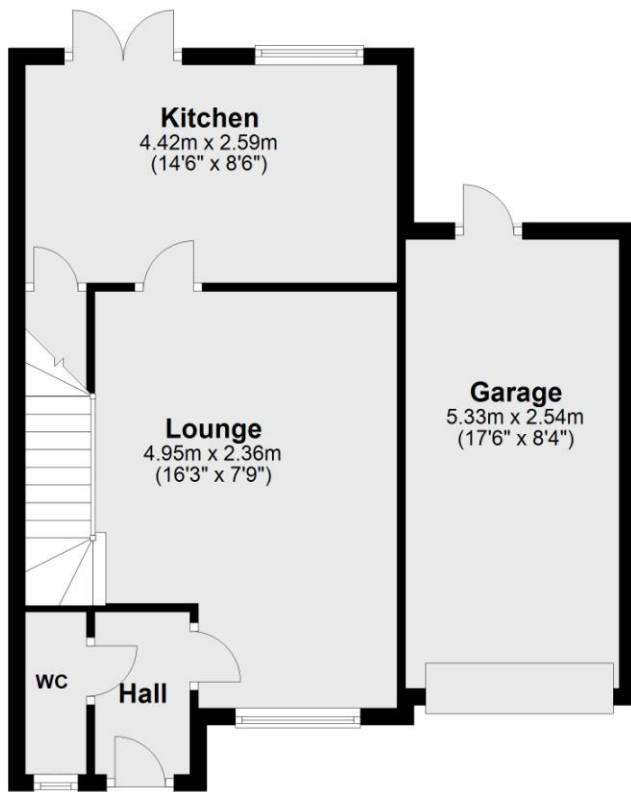
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
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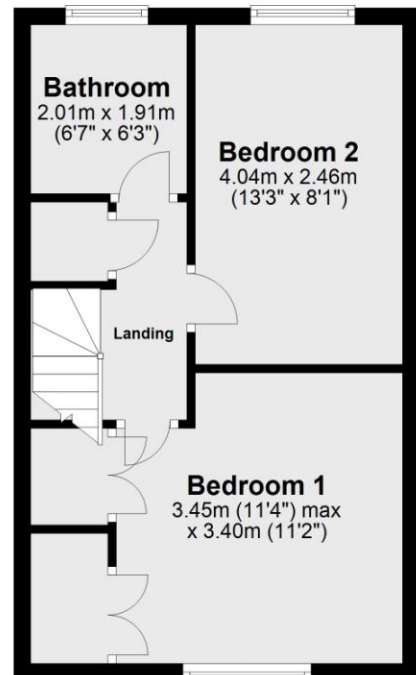
Ground Floor

Approx. 35.3 sq. metres (380.0 sq. feet)



First Floor

Approx. 33.6 sq. metres (362.1 sq. feet)



Total area: approx. 68.9 sq. metres (742.1 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundy's Estate Agents
Plan produced using PlanUp.

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