



Black Bridge Lodge, Hartsholme Country Park

Lincoln, LN6 0EZ

£695,950

A once in a lifetime opportunity to purchase a Detached Game Keepers Lodge positioned in the centre of Hartsholme Country Park. The property is surrounded by Swanholme Lakes and mature woodland and sits on just under an acre of mature land. The property has been tastefully updated by the current owner and offers internal accommodation to comprise of Entrance Hallway, Inner Hallway, Ground Floor WC, Sitting Room, Dining Room, Modern fitted Dining Kitchen and First Floor Landing giving access to the Family Bathroom, Separate WC and four Bedrooms. The property has the added benefit from having a Detached Home Office with power, lighting and heating, a Detached Boiler Room/Utility Area and range of purpose built wooden Garages, Carports and Log Stores. The property has panoramic views over woodland and lakes with a wealth of Wildlife. Viewing of the property is highly recommended to appreciate the excellent condition and character of the property on offer and the quiet position on which it sits.



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SERVICES

Mains Electricity and Water. The heating system is biomass and the drainage is to a private system.

EPC RATING — G.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along Skellingthorpe Road, turn left into Hartsholme Country Park and proceed through the car park. Passing the visitors centre and café, proceed along the lane towards the Lodge for some time (through a range of woodland areas) and then the property can be located adjacent to the Lakes.

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 window and door to the front aspect, tiled flooring and doors to the WC and sitting room.

WC

3' 2" x 5' 7" (0.99m x 1.72m) , with window to the side aspect, tiled flooring, radiator, WC and wash hand basin.

SITTING ROOM

11' 4" x 12' 0" (3.47m x 3.66m) , with double glazed leaded windows to the front and side aspects, radiator and Log burner with tiled hearth and surround.

INNER HALLWAY

With window to the side aspect, doors to the kitchen diner and dining room and stairs to the first floor.



KITCHEN DINER

15' 7" x 24' 9" (4.77m x 7.55m) Dining Area with double glazed leaded windows to the side and rear aspects, wooden flooring, log burner and radiator.

Kitchen with tiled flooring, fitted with a range of modern base units and drawers with wooden work surfaces over, integral double oven and grill with four ring electric hob with extraction above, stainless steel sink unit and drainer with mixer tap, integral dishwasher, space for fridge freezer, wall mounted cupboards with complementary tiling below, LED spotlights to the ceiling and radiator.

DINING ROOM

20' 2" x 11' 4" (6.15m x 3.47m) , with double glazed leaded windows to the front and side aspects, door to the front aspect, open fireplace with brick surround and radiator.



FIRST FLOOR LANDING

With double glazed leaded window to the front aspect and doors to four bedrooms, bathroom and WC.

BEDROOM 1

12' 0" x 11' 4" (3.66m x 3.47m) , with double glazed leaded windows to the front and side aspects, radiator, wooden flooring and decorative fireplace.

BEDROOM 2

11' 4" x 12' 2" (3.46m x 3.72m) , with double glazed leaded window to the front aspect, radiator, wooden flooring and open fireplace.

BEDROOM 3

8' 3" x 11' 5" (2.54m x 3.49m) , with double glazed leaded window to the side aspect, radiator and wooden flooring.

BEDROOM 4

7' 3" x 8' 6" (2.23m x 2.60m) , with double glazed leaded window to the side aspect, radiator and wooden flooring.

WC

With double glazed leaded window to the rear aspect, wooden flooring, WC and wash hand basin.





FAMILY BATHROOM

8' 9" x 5' 5" (2.69m x 1.67m) , with double glazed leaded window to the rear aspect, radiator, wooden flooring and suite to comprise of bath with shower and wash hand basin.

OUTSIDE

There is a large then average plot which registers just under an acre (from land registry) with mature shrubs and trees, lawned gardens, seating areas with panoramic views over the lakes.

DETACHED OFFICE

11' 3" x 13' 10" (3.45m x 4.22m) , with windows and doors to the side and rear aspects, wooden flooring, radiator and log burner.

BOILER ROOM/ UTILITY

11' 5" x 10' 6" (3.49m x 3.21m) , with windows and door to the side and rear aspects, Biomass boiler and central heating system and space for automatic washing machine.

GARAGE

20' 1" x 19' 3" (6.13m x 5.89m) , with two up and over doors to the front aspect.
(please note the garage is a wooden structure).

WOODEN STORE

19' 5" x 8' 2" (5.93m x 2.50m) , with window and door to the front aspect, power and lighting.

OPEN CART SHED

19' 10" x 17' 0" (6.05m x 5.19m)

4 WOODEN LOG STORES

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

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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.

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 thoroughly checked.

GENERAL

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