



Pear Tree Cottage, Chapel Lane

Harmston, Lincoln, LN5 9TB

£840,000

Mundys are delighted to offer For Sale this stunning detached character home located in the heart of the sought after village of Harmston, situated to the south of the historic Cathedral and University City of Lincoln. The property offers substantial living accommodation, as well as boasting a Detached Office, Gym and Double Garage. Internally the property has been finished to a high specification throughout and the current owners have recently remodelled the downstairs space which now hosts a fantastic Open Plan Living Kitchen with a Krantz bespoke designed fitted kitchen.

The property is entered through an Entrance Hall which leads to the Open Plan Living Kitchen with the Krantz kitchen incorporating a combination of Quartz and walnut work tops, Belfast sink, Butler's Pantry and a wide range of high quality appliances including a professional mercury cooking range and a variety of Neff and Miele appliances, Bi-fold doors open into the rear courtyard. The Kitchen leads through to a Boot Room, Downstairs WC and a Utility Room. Downstairs offers four further Reception Rooms with a Dining Room, featuring an original fireplace and beams, exposed brick walling and a wood burner, a Snug with original fireplace and beams and a Sitting Room with a fitted Bang and Olufsen television with sound bar and granite surround. There is an impressive Garden Room to the rear of the property with a vaulted hand painted ceiling with a map of the world, floor to ceiling windows and two sets of bi-fold doors to the side and rear of the property. An Inner Hallway leads to a Shower Room and has stairs rising the Guest Wing/Bedroom 2 and Mezzanine level offering a Study Area. The Guest Wing, located off the Inner Hallway, has a separate staircase and provides a good sized double Bedroom with a Dressing Area and a range of wardrobes which leads to a hidden Luxury En-suite Bathroom with granite surrounds. The main First Floor accommodation is located from the staircase in the Boot Room and offers a Master Bedroom suite with an En-suite Shower Room and access to the Dressing Room with fitted wardrobes (could be utilised as a fifth Bedroom). There are two further Bedrooms both with fitted wardrobes and one having a built in bed. The Landing also gives access to a Luxury Family Bathroom.

Externally the property enjoys a delightful position with electric gates leading to a private courtyard, sun terrace and lawned gardens. The driveway provides ample off road parking and gives access to the Double Garage with Office above, Gym to the side and a WC. Viewing of this property is essential to appreciate the standard of accommodation on offer and the position it sits within this village location.



SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundy's.

DIRECTIONS

Leaving Lincoln south along Newark Road, turn left towards Bracebridge Heath on Cross O'Cliff Hill, proceed to the Centre of Bracebridge Heath and at the traffic lights turn right onto Grantham Road. Continue along Grantham Road for some time taking you into the village of Harmston and at the crossroads turn right onto Church Lane. Continue along Church Lane, turn right onto the High Street and left onto Chapel Lane where the property can be located on the right hand side.

LOCATION

Harmston is a popular Cliff Village to the South of Lincoln with easy access to Lincoln, Newark, Grantham, the A1 and the Mainline Railway.



ENTRANCE HALL

OPEN PLAN LIVING KITCHEN - 27' 4" x 18' 3" (8.33m x 5.56m)

BOOT ROOM

WC

UTILITY - 10' 4" x 9' 6" (3.15m x 2.9m)

DINING ROOM - 14' 5" x 13' 0" (4.39m x 3.96m)

SNUG - 13' 8" x 12' 4" (4.17m x 3.76m)

SITTING ROOM - 20' 7" x 15' 5" (6.27m x 4.7m)



LOBBY

INNER HALLWAY

SHOWER ROOM - 8' 6" x 5' 0" (2.59m x 1.52m)

GARDEN ROOM - 18' 0" x 13' 0" (5.49m x 3.96m)

STUDY AREA - 11' 9" x 7' 8" (3.58m x 2.34m)

FIRST FLOOR LANDING

BEDROOM 1 - 16' 11" x 13' 9" (5.16m x 4.19m)

EN SUITE - 7' 5" x 7' 0" (2.26m x 2.13m)



DRESSING ROOM - 10' 5" x 10' 1" (3.18m x 3.07m)

BEDROOM 4 - 13' 11" x 7' 7" (4.24m x 2.31m)

BATHROOM - 8' 11" x 7' 0" (2.72m x 2.13m)

GUEST WING / BEDROOM 2 - 17' 3" x 13' 9" (5.26m x 4.19m)

DRESSING AREA

EN SUITE BATHROOM - 10' 7" x 9' 6" (3.23m x 2.9m)

DETACHED GYM & OFFICE

GYM - 11' 1" x 10' 1" (3.38m x 3.07m)



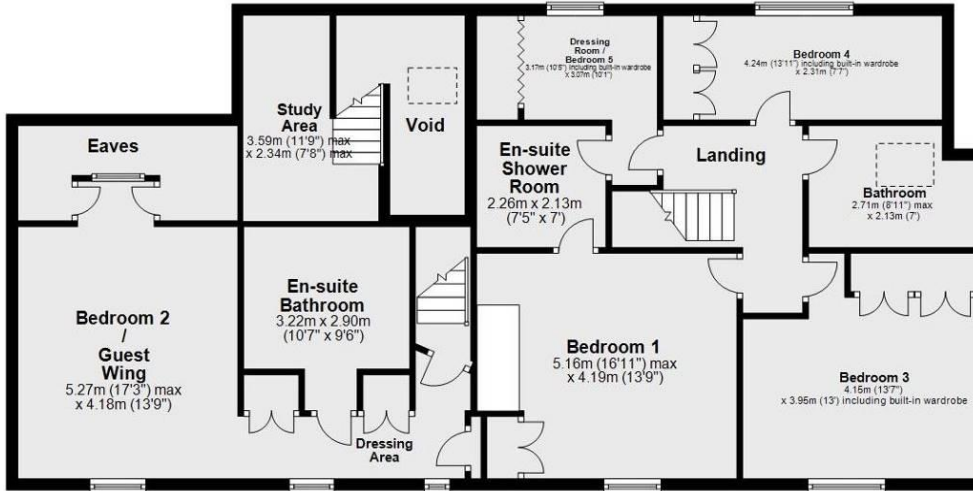
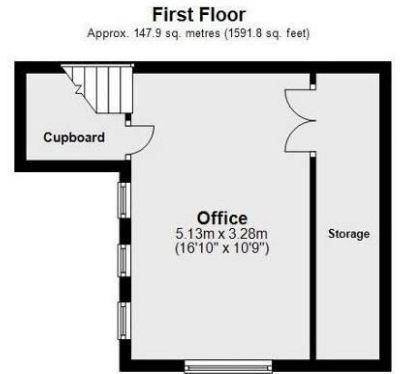
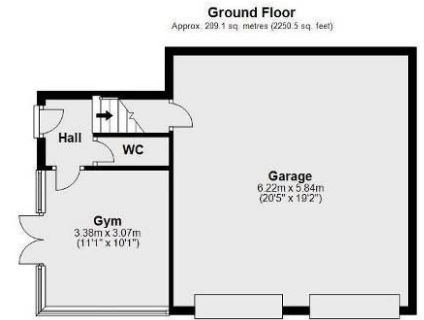
W.C

OFFICE - 16' 10" x 10' 9" (5.13m x 3.28m)

DOUBLE GARAGE - 10' 5" x 19' 2" (3.18m x 5.84m)







Total area: approx. 357.0 sq. metres (3842.2 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.
 Mundys Estate Agents
 Harrod Financial Services Limited

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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Move with Us and Sills and Better Edge 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 Sills & Better Edge 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 generate 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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure the details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents/venotict ethat :

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 Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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