



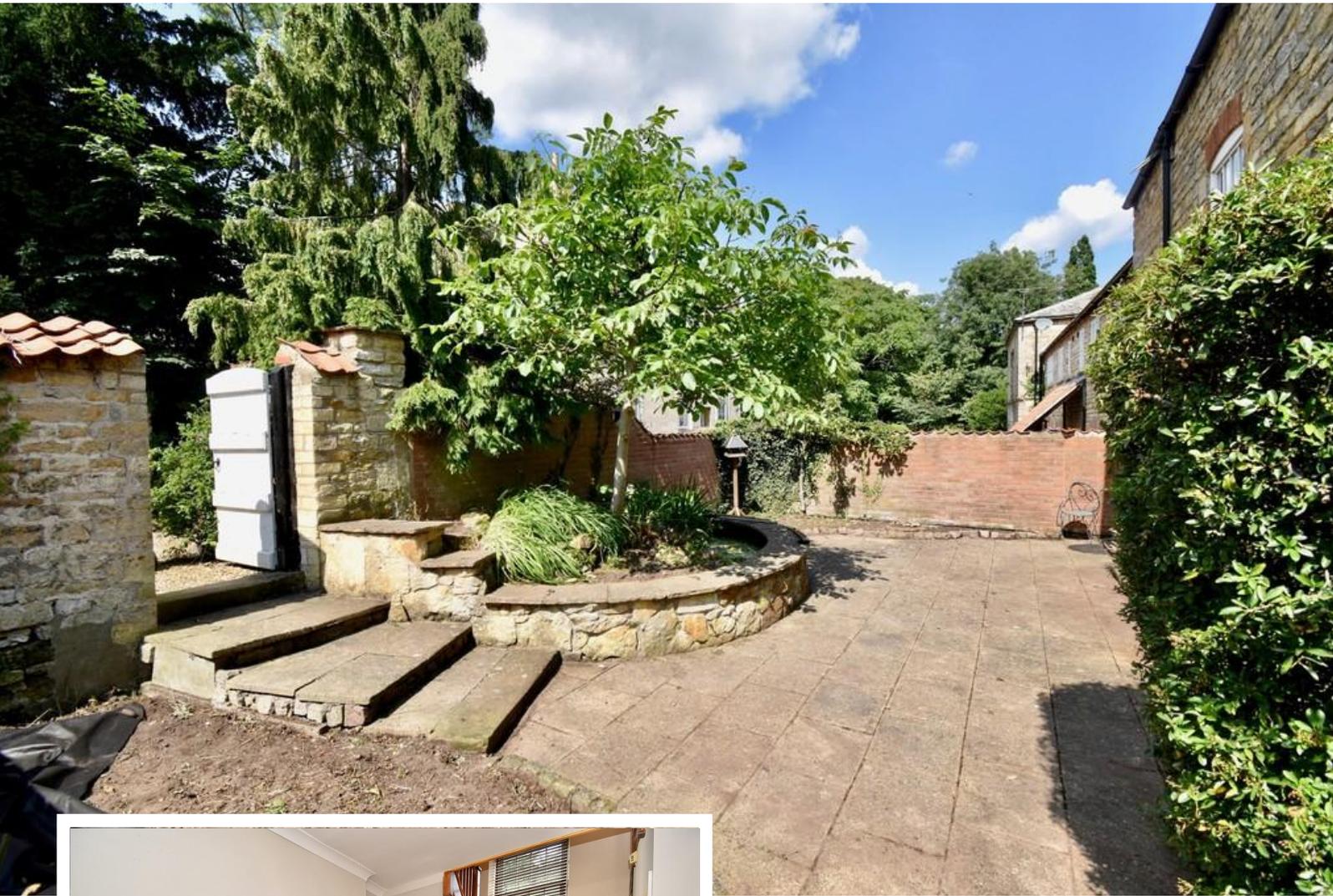
4 Canwick Hall Mews

Canwick Drive, Canwick, LN4 2RY

£325,000

A fantastic stone character property set in the heart of the highly sought after village Canwick, to the south of the historic Cathedral and University City of Lincoln. The property boasts well proportioned living accommodation combining a contemporary modern design with the charm and character of a period property. This deceptively spacious period property offers living accommodation to briefly comprise of Hallway, downstairs WC, Utility Room, Kitchen Diner, Living Room and a First Floor Landing leading to the Main Bedroom with fitted wardrobes and En-suite Bathroom, two further Bedrooms and Bathroom. Outside there is a private and pleasant courtyard. The property further benefits from off road parking and a single garage. Viewing of the property is essential.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln along Canwick Road, turn left onto Hall Drive and then follow the road along where Canwick Hall Mews can be located on the right hand side, just before the road bears right.

LOCATION

Canwick is a small village close to the historic Cathedral and University City of Lincoln. The village is within walking distance to the South Common Area of Lincoln and also has easy access to the City Centre where all the usual facilities can be found.

HALLWAY

With timber door to the front elevation, solid wood flooring and radiator.



W.C

With timber window to the front elevation, vinyl flooring, WC and wash hand basin.

UTILITY ROOM

10' 2" x 6' 8" (3.1m x 2.03m) , with timber window to the rear elevation, quarry tiled flooring, wall units, work surface with Belfast sink and plumbing and space for washing machine and tumble dryer below.

KITCHEN DINER

19' 0" maximum x 12' 4" (5.79m x 3.76m) , with timber window to the rear elevation, solid wooden flooring, fitted with a range of wall, base units and drawers with granite work surfaces over and matching upstand, integral oven, four ring gas hob with extractor fan over, Belfast sink, integral fridge freezer, integral dishwasher, stairs to the first floor, under stairs storage cupboard and radiator.



LIVING ROOM

18' 9" x 17' 9" (5.72m x 5.41m) , with two timber windows to the rear elevation, timber window and double door to the front elevation overlooking the courtyard, solid wood flooring, fire surround and hearth with log burner inset and two radiators.

FIRST FLOOR LANDING

With banister rail, radiator and airing cupboard housing the hot water cylinder.

BEDROOM 1

19' 1" including wardrobes x 19' 0" (5.82m x 5.79m) , with two timber windows to the rear elevation, timber window to the front elevation, Velux window, built-in wardrobes and radiator.



EN-SUITE

8' 7" x 7' 0" (2.62m x 2.13m) , with timber window to the front elevation, tiled flooring, suite to comprise of freestanding bath, low level WC and wash hand basin, storage cupboard, shelving, partly tiled walls and heated towel rail.

BEDROOM 2

11' 1" x 10' 1" (3.38m x 3.07m) , with timber window to the rear elevation and radiator.

BEDROOM 3

10' 3" x 8' 4" (3.12m x 2.54m) , with timber window to the rear elevation, built-in wardrobe and radiator.



BATHROOM

8' 4" x 7' 5" (2.54m x 2.26m) , with Velux window, tiled flooring, partly tiled walls, suite to comprise of low level WC, wash hand basin and bath with electric shower over and heated towel rail.

OUTSIDE

To the front of the property there is a private enclosed courtyard with a range of plants, shrubs and trees and a garden pond. There is a gravelled area providing off road parking and giving access to the Detached Garage.



WEBSITE

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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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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.

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Ground Floor

Approx. 65.5 sq. metres (705.1 sq. feet)



First Floor

Approx. 68.9 sq. metres (741.2 sq. feet)



Total area: approx. 134.4 sq. metres (1446.3 sq. feet)

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

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 Plan produced using PlanUp.

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