This is a rare opportunity to purchase a detached three bedroom bungalow situated on a larger than average plot in the heart of the prestigious village of Canwick which lies south of the historic Cathedral and University City of Lincoln. Outside the property is surrounded by mature well stocked gardens with lawned areas, driveway and stone walling to the front. The property has internal accommodation to comprise of Reception Hallway, Lounge, Dining Area, Kitchen with Pantry, Rear Entrance/Utility Area, Family Bathroom and Three Bedrooms. Viewing of the property is highly recommended to appreciate the accommodation on offer and the position it sits in this popular village.
**Location**
Canwick is a small village to the south of the City of Lincoln.

For more information about Lincoln view our Mundys’ Video Guide which can be viewed at:-

http://mundys.net/area-guide/lincoln

**Directions**
Head out of Lincoln over Pelham Bridge and turn left onto Canwick Road. Take the left hand turning onto School Lane into the village of Canwick and turn immediately left onto Pelham Lane where the property can be located on the right hand side.

For satellite navigation purposes, please use the postcode LN4 2RR.

Or why not visit our website at http://mundys.net and use the ‘multi map’ facility to see the directions on-line.

**Services**
All mains services available. Gas central heating.

EPC Energy Rating = E.

**Tenure**
Freehold.

**Viewings**
By prior appointment through Mundys.

**Note**
These Property Particulars were compiled on 28th April 2016.

WEBSITE
Our detailed website shows all our properties available, and also gives extensive information on all aspects of moving home, local information and lots more. Access on www.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, call in or visit our website for more details.

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, 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 purchase, please ask and we will be happy to assist.

Mundys makes every effort to ensure these details are accurate, however they 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 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.
Accommodation

**Reception Hallway**  With door and window to front elevation, cupboard and doors leading into the lounge, WC, three bedrooms, kitchen, dining area and family bathroom.

**Lounge**  Approx. 3.68m x 6.30m (12'1 x 20'8), with wooden window to side elevation, wooden windows to front elevation, radiator, space for electric fire and leading into dining room.

**Dining Room**  Approx. 3.23m x 2.97m (10'7 x 9'9), with window to side elevation and radiator.

**Family Bathroom**  Approx. 2.57m x 1.96m (8'5 x 6'5), with suite to comprise bath with shower over, WC and wash basin, radiator and window to rear elevation.

**Kitchen**  Approx. 3.51m x 2.67m (11'6 x 8'9), fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer, spaces for automatic washing machine, cooker and fridge, wall mounted units with complementary tiling below, radiator, full height storage cupboard housing gas central heating boiler and hot water tank with shelving, window to rear elevation and doors leading to inner hallway, dining room, pantry and rear entrance/utility area.

**Pantry**  With window to rear elevation and shelving.

**Rear Entrance/Utility Area**  With door to rear elevation and door to storage room.

**Storage Shed (previously coal store)**

**Bedroom 1**  Approx. 3.89m x 3.89m (12'9 x 12'9), with windows to side and front elevations and radiator.

**Bedroom 2**  Approx. 3.10m x 3.89m (10'2 x 12'9), with window to side elevation and radiator.

**Bedroom 3**  Approx. 2.57m x 2.24m (8'5 x 7'4), with window to rear elevation, radiator and fitted wardrobes.

**WC**  With window to front elevation, WC and wash basin.

**Outside**  To the front of the property there is a stone walled garden with driveway with off street parking for many vehicles and giving vehicular access to the garage. There is extensive lawned gardens with mature shrubs and trees to the front, side and rear of the property.

**Garage**  Approx. 5.18m x 2.44m (17'0 x 8'0), with up and over door to front elevation, door and window to rear elevation, power and lighting.

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Ground Floor

Approx. 103.2 sq. metres (1111.0 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.

Plan produced using Pianco.