



5 Canwick Hall Mews, Hall Drive

Canwick, Lincoln, LN4 2RY

Offers Over £210,000

A three bedroomed stone cottage positioned in this popular village location of Canwick. The property has been improved by the current owners and offers internal accommodation to comprise of Inner Hallway, Ground floor WC, L-shaped Lounge Diner, modern fitted Kitchen and First Floor Landing leading to two Bedrooms with En-suite to both and the Second Floor Landing leading to Bedroom 3 with En-suite Bathroom. Outside there is a lawned garden, flowerbeds and off road parking. The property is being sold with No Onward Chain and has the added benefit of gas central heating and double glazing. Viewing is highly recommended.





SERVICES

All mains services available. Gas fired central heating and electric under floor heating in the Hallway and two En-Suites.

EPC RATING – C.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head out of Lincoln along Canwick Road and up Canwick Hill. Turn left on to Hall Drive and the property can be located within Canwick Hall Mews on the left hand side.

LOCATION

The property is located within the sought-after village of Canwick, south of the historic Cathedral and University City of Lincoln. Canwick is within easy access to Lincoln City Centre, where all usual facilities can be found.



INNER HALLWAY

With door to the front aspect, doors to the lounge diner and WC, covered radiator, wooden flooring and stairs to the first floor landing.

WC

With WC, wash hand basin, radiator and wooden flooring.

LOUNGE DINER

17' 11" to 10' 5" min x 16' 11" (5.46m to 3.18m min x 5.16m), with double glazed wooden window and double glazed double doors to the front aspect, beams to the ceiling, LED spotlights, double glazed window to the rear and doorway to the kitchen.

KITCHEN

13' 6" x 7' 0" (4.11m x 2.13m), with double glazed window to the rear aspect, wooden flooring, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, integral oven, four ring gas hob with extraction above, spaces for automatic washing machine and fridge freezer, wall mounted cupboards with complementary tiling below, wall mounted gas central heating boiler and radiator.

FIRST FLOOR LANDING

With fitted storage cupboard, window to the rear aspect, radiator and doors to second floor stairs and bedrooms 1 and 2.



BEDROOM 1

10' 4" x 15' 0" (3.15m x 4.57m), with double glazed window to the front aspect, radiator, beams to the ceiling and door to en-suite.



EN-SUITE

8' 3" x 2' 8" (2.51m x 0.81m), with double glazed window to the rear aspect, suite to comprise of shower, WC and wash hand basin, chrome towel radiator, tiled flooring, partly tiled walls and beams to the ceiling.

BEDROOM 2

6' 7" x 12' 11" (2.01m x 3.94m), with double glazed window to the front aspect, radiator, beams to the ceiling and door to en-suite.

EN-SUITE

7' 8" x 4' 5" (2.34m x 1.35m), with double glazed window to the front aspect, suite to comprise of shower, WC and wash hand basin with vanity cupboard, chrome towel radiator, tiled walls and tiled flooring.



SECOND FLOOR LANDING

With door to bedroom 3.

BEDROOM 3

18' 7" x 9' 2" (5.66m x 2.79m), with Velux windows to the front aspect, radiator and door to en-suite bathroom.

EN-SUITE BATHROOM

9' 1" x 5' 11" (2.77m x 1.8m), with Velux window to the front aspect, wooden flooring, radiator and suite to comprise of bath with shower attachment, WC and wash hand basin.



OUTSIDE

To the front of the property there is a lawned garden, flowerbeds, path to the covered entrance porch and an off road parking space.

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 Silb & 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 Silb & 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 thoroughly 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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Approximate net internal area: 1040.17 ft² / 96.64 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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