



6 Grange Close

Canwick, Lincoln, LN4 2RH



Book a Viewing!

£350,000

Situated in the heart of the desirable village of Canwick, just to the South of the Cathedral City of Lincoln, a modernised three bedroomed detached bungalow on a generous corner plot of approx. 0.19 acres. The property offers immaculate accommodation comprising of Hall, Lounge with log burner, modern fitted Kitchen, three Bedrooms, master with luxury En-suite Bathroom, and Shower Room. Outside there is a block paved driveway, a single garage and front, side and rear gardens. NO CHAIN.



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SERVICES

All mains services available. Gas central heating. The boiler is located in the loft with drop down steps for access. Underfloor electric heating to Kitchen, Shower Room and En-Suite.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Canwick is a village and civil parish in the North Kesteven district of Lincolnshire. It is situated 1 mile south from Lincoln. 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.





ACCOMMODATION

HALL

With airing cupboard, storage cupboard, wooden flooring and radiator.

LOUNGE

21' 8" x 11' 10" (6.62m x 3.61m) With double glazed windows to the front and rear aspects, feature log burner, wooden flooring and two radiators.

KITCHEN

11' 9" x 8' 11" (3.60m x 2.72m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, eye level electric oven, electric hob with extractor fan over, integrated fridge freezer, washer dryer and dishwasher, tiled splashbacks and flooring, spotlights, radiator, underfloor heating and double glazed French doors to the rear garden.

BEDROOM 1

11' 7" x 8' 5" (3.55m x 2.59m) With double glazed windows to the front and side aspects, built-in storage cupboards, spotlights and wooden flooring.

EN-SUITE BATHROOM

8' 9" x 8' 4" (2.67m x 2.55m) Fitted with a 4 piece suite comprising of freestanding roll top bath, wet room shower, close coupled WC and wall mounted accessible wash hand basin, fully tiled walls, chrome towel radiator, spotlights, underfloor heating and double glazed window to the rear aspect.



BEDROOM 2

12' 9" x 11' 11" (3.91m x 3.64m) With double glazed window to the front aspect, radiator and wooden flooring.

BEDROOM 3

10' 9" x 10' 9" (3.29m x 3.29m) With double glazed window to the rear aspect, radiator and wooden flooring.

SHOWER ROOM

8' 11" x 5' 2" (2.74m x 1.59m) Fitted with three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity unit with storage below, chrome towel radiator, shaver point, tiled walls, tiled flooring, spotlights, underfloor heating and double glazed window to the side aspect.



OUTSIDE

To the front of the property there is a block paved driveway providing off street parking for multiple vehicles and giving access to the detached single garage with electric door. There are front and side lawned gardens and a landscaped rear garden with a decked seating area, summer house and shed.





WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

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Clearings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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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 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 these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given in good faith:

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 whatsoever 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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Ground Floor

Approx. 111.8 sq. metres (1203.2 sq. feet)



Total area: approx. 111.8 sq. metres (1203.2 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

