



**14 Swanholme Close,
Lincoln, LN6 3DE**

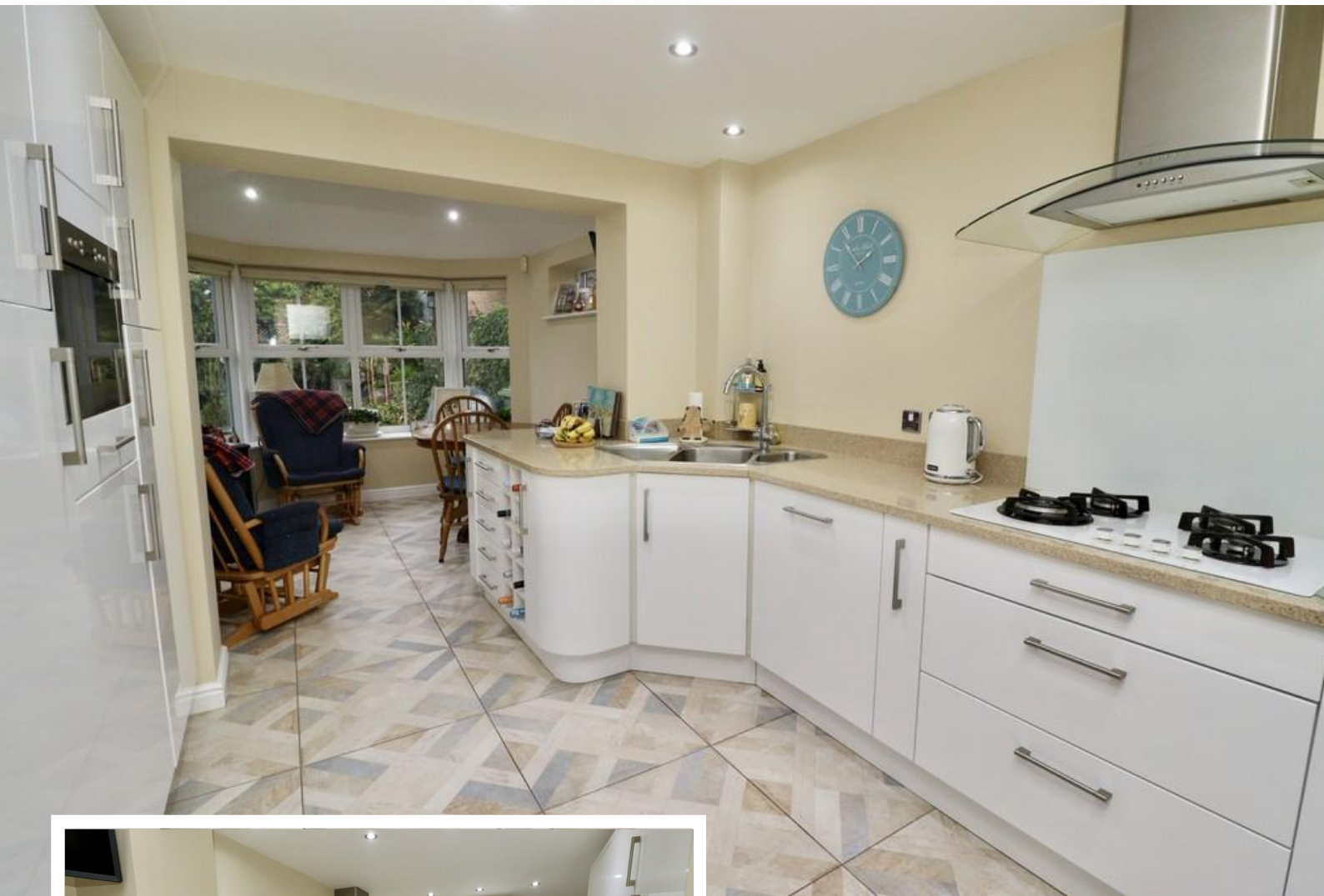


Book a Viewing!

£475,000

An impressive executive bay fronted detached family home, superbly positioned on a generous corner plot in the highly sought after Swanholme area, just south of the historic City of Lincoln. This beautifully maintained home offers spacious and thoughtfully extended accommodation. The ground floor features an inviting Entrance Hall, Cloakroom/WC, a generous Lounge, formal Dining Room, Study and a recently fitted Kitchen opening into a stylish Breakfast Room extension, complemented by a separate Utility Room. To the first floor, a light and airy galleried landing leads to four well proportioned Bedrooms, including a principal bedroom with En-suite Shower Room and a modern family Bathroom. Occupying an enviable corner plot, the property enjoys meticulously landscaped gardens to the front, side and rear, together with a block paved driveway providing ample off-street parking and access to a double garage with additional store room.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

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 Lincoln Bishop University.



ACCOMMODATION

HALL

With staircase to the first floor, under stairs storage cupboard, laminate flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin, tiled splashbacks, laminate flooring, chrome towel radiator and double glazed window to the side aspect.

LOUNGE

17' 4" x 11' 9" (5.30m x 3.59m) With double glazed window to the front aspect, double glazed French doors to the rear garden, gas fire set within a decorative fireplace and two radiators.

DINING ROOM

10' 4" x 9' 10" (3.17m x 3.00m) With double glazed bay window to the rear aspect and radiator.

STUDY

10' 0" x 7' 1" (3.05m x 2.16m) With double glazed window to the front aspect and radiator.

KITCHEN

14' 6" x 9' 10" (4.44m x 3.00m) Newly fitted with a stylish range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated fridge, freezer, dishwasher and microwave, twin eye level electric ovens with warming drawer, gas hob and spotlights.

BREAKFAST ROOM

9' 10" x 8' 9" (3.00m x 2.68m) A delightful addition with double glazed French doors to the rear garden, double glazed windows to the rear aspect, vaulted ceiling with two Velux windows and spotlights.

UTILITY ROOM

6' 0" x 6' 0" (1.83m x 1.83m) Fitted with wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, space for washing machine, wall mounted gas fired central heating boiler, radiator and door to the side to the garden.

FIRST FLOOR LANDING

With double glazed window to the front aspect, airing cupboard and radiator.

BEDROOM 1

13' 3" x 10' 9" (4.04m x 3.30m) With double glazed window to the rear aspect, fitted double wardrobe and radiator.





EN-SUITE SHOWER ROOM

7' 11" x 6' 7" (2.42m x 2.02m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity unit, fitted storage cupboards, chrome towel radiator, tiled splashbacks, spotlights and double glazed window to the rear aspect.

BEDROOM 2

10' 9" x 10' 4" (3.30m x 3.16m) With double glazed window to the rear aspect, fitted double wardrobe and radiator.

BEDROOM 3

12' 1" x 8' 6" (3.70m x 2.60m) With double glazed window to the front aspect, fitted double wardrobe and radiator.

BEDROOM 4

8' 11" x 6' 6" (2.73m x 1.99m) With double glazed window to the front aspect and radiator.

BATHROOM

8' 0" x 6' 6" (2.44m x 2.00m) Fitted with a three piece suite comprising of p-shaped panelled bath with rainfall shower over and glass shower screen, close coupled WC and wash hand basin in a vanity unit, fitted storage cupboards, chrome towel radiator, spotlights and double glazed window to the side aspect.



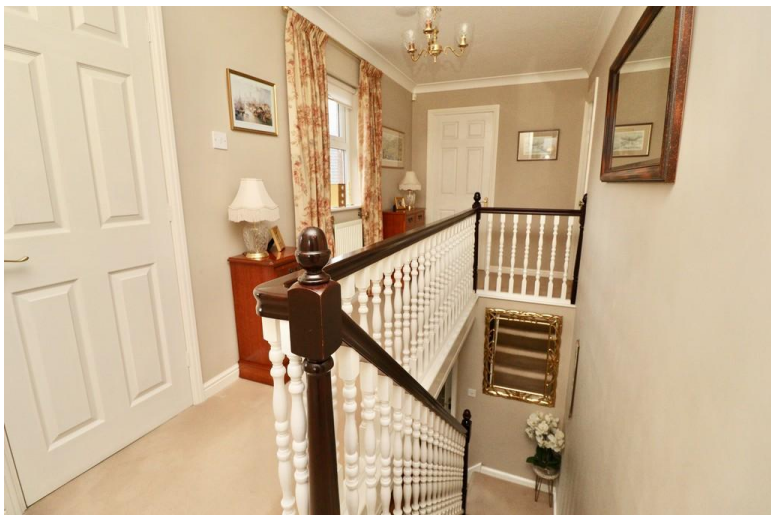
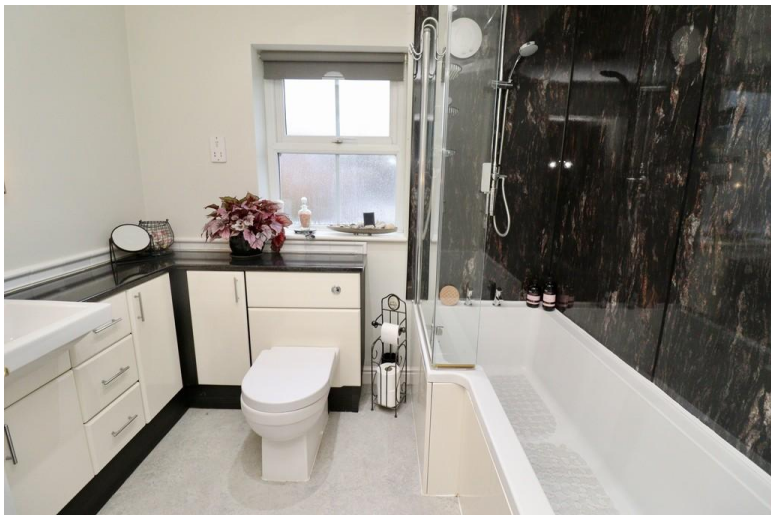
OUTSIDE

The property sits on a pleasant corner plot. To the front there is a lawned garden with mature shrubs inset and a further lawned area to the side. There is a block paved driveway providing off street parking for multiple vehicles and giving access to the double garage. To the rear there is an established enclosed garden laid mainly to lawn with block paved seating area, flowerbeds and mature shrubs inset.

DETACHED DOUBLE GARAGE

17' 7" x 16' 4" (5.36m x 5.00m) With an electric up and over door to the front, side personnel door, light and power. To the rear of the garage there is an additional store room.





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NOTE
1. None of these 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.

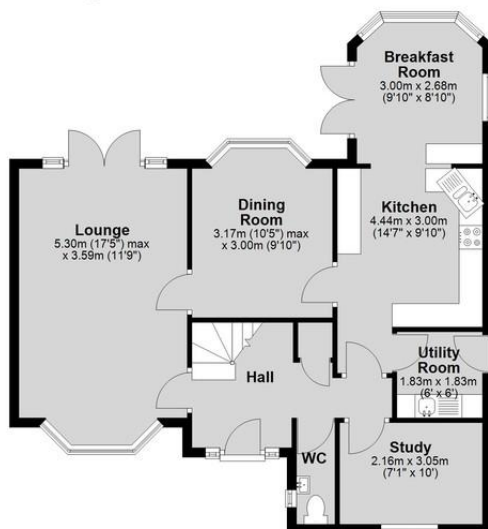
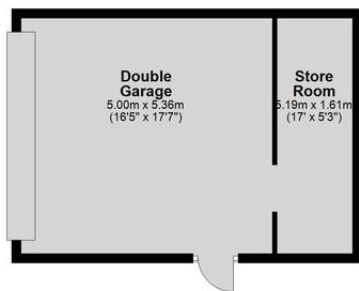
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- The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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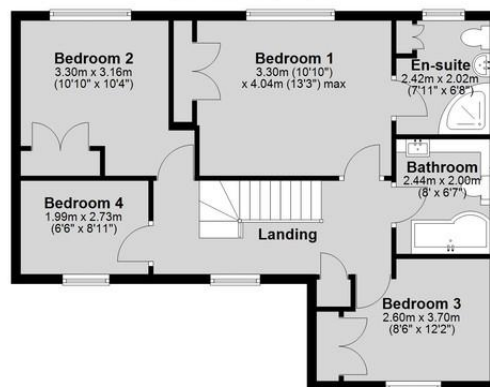
Ground Floor

Approx. 106.8 sq. metres (1149.6 sq. feet)



First Floor

Approx. 61.6 sq. metres (662.5 sq. feet)



Total area: approx. 168.4 sq. metres (1812.1 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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