



5 Canwick Hall Mews  
Canwick

MOUNT & MINSTER



# 5 Canwick Hall Mews

## Canwick

- Grade II Listed stone cottage
- Driveway providing road parking
- Exposed beamwork
- Kitchen
- Lounge
- Downstairs WC
- Three bedrooms
- Three en-suites
- No onward chain
- Popular village location

### INTRODUCTION

A delightful Grade II listed stone cottage located in the popular village of Canwick, the generous accommodation is spread across three floors and briefly comprises, entrance hall, downstairs WC, lounge and kitchen to the ground floor, with two bedrooms both with en-suites to the first floor, and a further bedroom and bathroom to the second floor. The property further benefits from exposed beamwork and a recently installed boiler which is still under warranty.

To the front there is a paved patio area which can be accessed via French doors in the lounge, with a lawned garden and driveway providing off road parking.

### LOCATION

The property is situated in the popular and prominent village of Canwick, just 3 minutes outside of the Cathedral City of Lincoln and five minutes drive from Lincoln train station. It is one of England's most historic cities, with the impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars, restaurants. and excellent transport links. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains to London from Lincoln and direct trains to Edinburgh and London from nearby Newark.

### ACCOMMODATION

#### Entrance hall

Laminate flooring, ceiling light, stairs rising to first floor landing.

#### Downstairs WC

Laminate flooring, radiator, ceiling light, low level WC, pedestal wash hand basin, extractor.

#### Lounge

Carpet, 2 x radiators, double glazed windows to front and rear, double glazed French doors to front, exposed beamwork, recessed ceiling lights.

#### Kitchen

Laminate flooring, range of wall and base units with roll top work surface over, radiator, ceramic sink and drainer, wooden paneled splashbacks, space for fridge freezer and washing machine, integrated electric over, with gas hob over, extractor, integrated dishwasher, recessed ceiling lights, radiator, cupboard housing Worcester boiler, double glazed window to rear.

#### First floor landing

Carpet, radiator, exposed beamwork, double glazed window to rear, ceiling light, stairs rising to bedroom three.

#### Bedroom One

Carpet, exposed beamwork, double glazed window to front, radiator, ceiling light.







**En suite**

Tiled flooring, low level WC, sink in vanity unit, double glazed window to rear, tiled splashbacks, fully tiled shower cubicle, extractor, recessed ceiling lights.

**Bedroom two**

Carpet, double glazed window to front, radiator, exposed beamwork, ceiling light.

**En suite**

Tiled flooring, double glazed window to front, part tiled, low level WC, heated towel rail, sink in vanity unit, fully tiled shower cubicle with electric shower, exactor, ceiling light.

**Bedroom Three**

Carpet, exposed beamwork, radiator, eves storage, velux window.

**Bathroom**

Wooden flooring, radiator, Velux, window, claw foot bath with hand held shower attachment. tiled splashbacks, pedestal wash hand basin, low level WC, extractor, recessed ceiling lights.

**OUTSIDE**

To the front the property benefits from a driveway providing off road parking, a paved patio can be accessed from the French doors in the lounge, with a grassed lawn beyond.

**METHOD OF SALE**

Freehold with vacant possession on completion.

**TENURE**

Freehold with vacant possession upon completion.

**ENERGY PERFORMANCE CERTIFICATE**

Rating: N/A

**COUNCIL TAX BAND**

Band: C  
North Kesteven District Council

**SERVICES**

Mains electricity, gas, water and drainage.

**VIEWINGS**

By prior arrangement with the Agents (01522 716204).

**PARTICULARS**

Drafted following clients' instructions of March 2025.

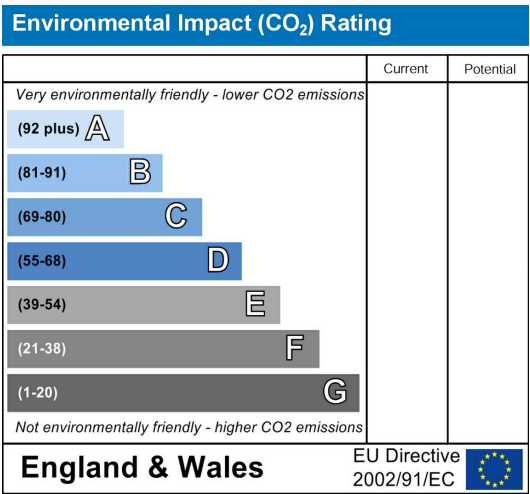
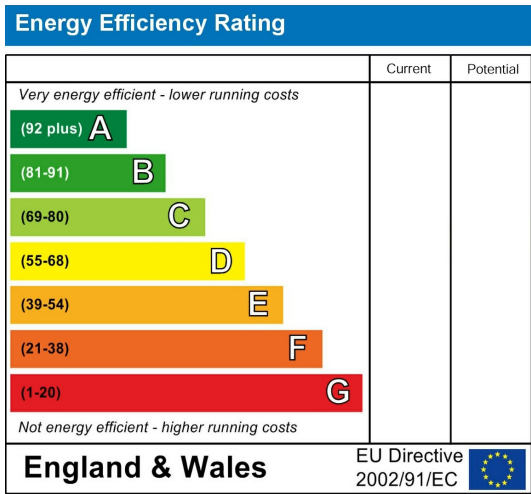
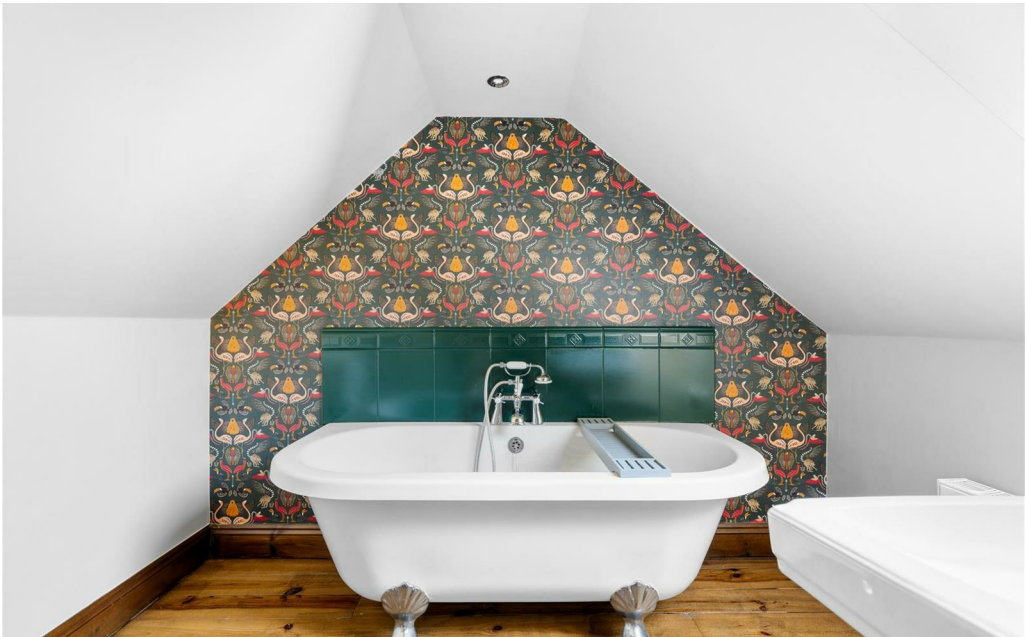
**ADDITIONAL INFORMATION**

For further details, please contact Ellen Norris at Mount & Minster:  
T: 01522 716204  
E: Ellen@mountandminster.co.uk

**BUYER IDENTITY CHECKS**

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA.  
Registered in England and Wales. Registration Number: OC398777

Atton Place, 32 Eastgate, Lincoln,  
Lincolnshire, LN2 1QA  
Tel: 01522 716204  
Email: [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)

