



Swanholme Close, Lincoln

 4  2  3



Freehold

£450,000

4 2 3

## Key Features

- Immaculate Detached House
- Four Bedrooms
- Lounge & Garden Room
- Dining Kitchen with Appliances
- Utility, Study & WC
- Bathroom & Ensuite
- Gardens, Driveway & Double Garage
- EPC rating D





Immaculately Presented Detached House situated in a secluded position within this sought after cul de sac which is conveniently located for amenities, country park walks and transport links. The good-sized accommodation comprises Entrance Hall, 17ft Lounge, Living Kitchen with integrated Neff appliances, 21ft Garden Room, Utility Room, Study and Cloak Room to the ground floor. Upstairs, Landing, Bathroom and Four Bedrooms with Ensuite to Bedroom One. Outside there are low maintenance Gardens to the front and rear with woodland and lake views to the rear, a Driveway and Detached Double Garage. The property further benefits from Gas Central Heating and uPVC Double Glazing.

### Entrance Hall

Door to front aspect, tiled flooring, stairs to first floor and two radiators.

### Lounge

17'4" x 11'8" (5.3m x 3.6m)

Bay window to front aspect and window to rear. Gas fire within decorative surround and two radiators.

### Living Kitchen

20'1" x 11'5" (6.1m x 3.5m)

Window to rear aspect and folding doors into the Garden Room. Fitted with a range of wall and base units with granite work surface over and one and a half bowl drainer sink unit with water softener. Integrated Neff appliances include double oven, four plate induction hob with extractor over, dishwasher, fridge, coffee machine, microwave and wine cooler. Tiled flooring, fitted storage units and radiators.

### Utility Room

6'3" x 5'7" (1.9m x 1.7m)

Door to side aspect. Fitted with wall and base units storing the wall mounted gas boiler and integrated fridge freezer. There is plumbing in place.

### Garden Room

21'1" x 8'8" (6.4m x 2.6m)

French doors to rear garden, column radiator and tiled flooring.

### Study

9'1" x 7'2" (2.8m x 2.2m)

Window to front aspect, radiator and fitted desk and storage. Tiled flooring.

### Cloak Room

7'2" x 3'0" (2.2m x 0.9m)

Window to side aspect and fitted with a low level wc, Tiled flooring, radiator and coving to ceiling.

### Landing

Window to front aspect, loft access and built in airing cupboard with hot water cylinder.

### Bedroom One

13'5" x 10'7" (4.1m x 3.2m)

Window to rear aspect, radiator and fitted wardrobes.

### Ensuite

7'9" x 6'4" (2.4m x 1.9m)

Window to rear aspect. Fully tiled and fitted with low level wc, wash hand basin with vanity unit and corner shower cubicle with mains shower. Extractor and chrome heated towel rail.

### Bedroom Two

12'2" x 10'8" (3.7m x 3.3m)

Window to rear aspect and radiator.



### Bedroom Three

10'2" x 7'3" (3.1m x 2.2m)

Window to front aspect, radiator and built in wardrobes.

### Bedroom Four

8'9" x 6'5" (2.7m x 2m)

Window to front aspect and radiator.

### Bathroom

8'1" x 6'5" (2.5m x 2m)

Window to side aspect. Fully tiled and fitted with low level wc, wash hand basin with vanity unit and panelled bath with glazed shower screen and mains shower.

### Outside

To the front and side of the property is a block paved driveway. The rest of the front is gravelled with an area of plants and shrubs.

Gated side access leads to the enclosed low maintenance rear garden with block paved areas, gravelled areas and shrubs, which overlooks woodland and a lake. There is a decked seating area and summer house with power and outside power points both front and rear. Electric car charging point.

### Detached Double Garage

19'7" x 19'7" (6m x 6m)

Electric door, power, lighting and plumbing.

### Agents Note

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Floorplan



27 SWANHOLME CLOSE, LINCOLN, LN6 3DE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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