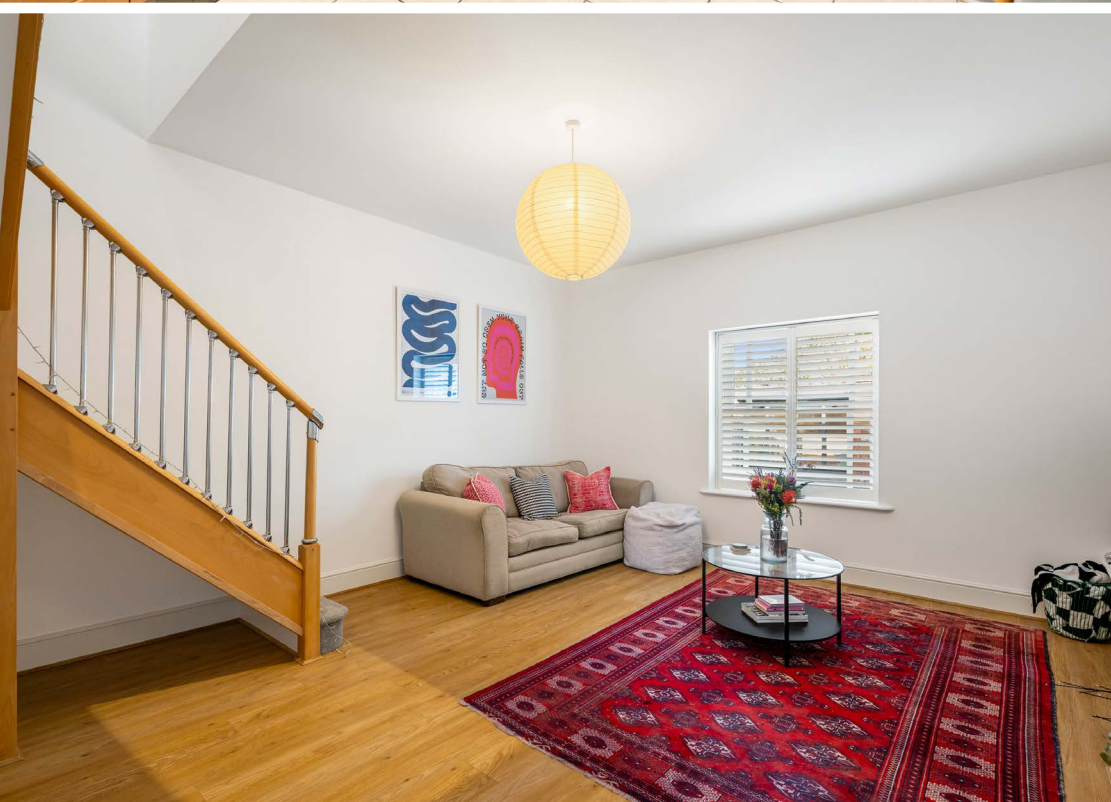




The Stables
Canwick, Lincoln

BROWN & CO



The Stables, Canwick, Lincoln

Situated within an exclusive courtyard setting in the highly sought-after village of Canwick, The Stables is a beautifully presented two-bedroom home offering a superb blend of character, comfort and convenience. Located just a short distance from Lincoln City Centre, the property enjoys a tranquil village atmosphere while benefiting from excellent access to local amenities, transport links and countryside walks.

The accommodation extends to approximately 865 sq ft and comprises a welcoming kitchen/dining room fitted with a range of units, integrated oven, gas hob and dishwasher, together with a spacious lounge providing an ideal space for relaxing and entertaining. A ground floor cloakroom completes the accommodation at this level. To the first floor are two generous double bedrooms, both enjoying plenty of natural light, together with a well-appointed family bathroom.

Externally, the property is approached via a shared driveway serving just three properties and benefits from two allocated parking spaces. The attractive courtyard setting enhances the property's appeal and creates a secure, low-maintenance environment suited to a wide range of purchasers.



ACCOMMODATION

Kitchen/Diner

Double glazed sash window to front and side elevation, fitted wall and base units with stainless steel one and half bowl sink, built in oven, four ring gas hob with extractor over, built in dishwasher, space and plumbing for washing machine, doors to wc and lounge.

WC

Two piece suite comprising low flush wc and semi-pedestal wash basin.

Lounge

Double glazed sash window to front elevation and stairs to first floor.

First Floor

Bedroom One

Double glazed sash window to front elevation, radiator.

Bedroom Two

Double glazed sash window to front elevation, radiator.

Bathroom

Double glazed sash window to rear elevation, three piece suite comprising low flush wc, panelled bath with shower over, pedestal wash basin, heated towel rail, part tiled walls and extractor.

Landing

Double glazed sash window to rear elevation, radiator and airing cupboard housing Viessman Boiler,

Outside

The property shares a communal driveway with two other property's and benefits from two allocated parking spaces.

Services

We understand the property offers mains water, gas, electric and main sewer connections. The ground floor is served by under floor heating and the upstairs is served by radiators.

Tenure & Possession

Freehold and for sale by private treaty. .

Council Tax

Band B

Mobile & Broadband

We understand from the Ofcom website there is good mobile coverage from EE, Three, O2 and Vodafone however interested parties are advised to check with their provider. We understand from the Ofcom website that standard, Superfast and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps.

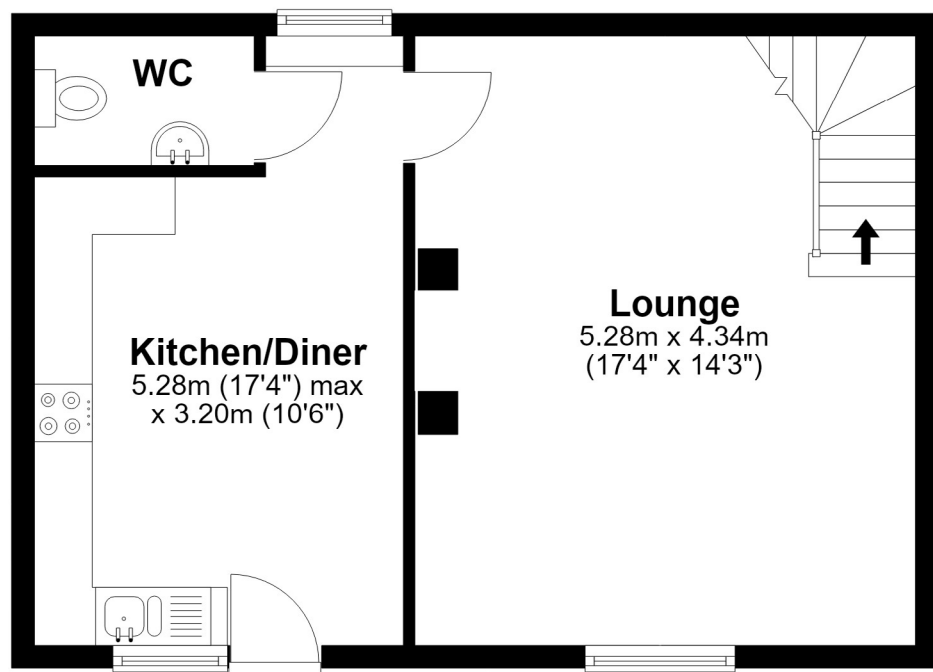
Location

Canwick is one of Lincoln's most sought-after villages, located approximately one mile south-east of the city centre. Set on the picturesque Lincolnshire escarpment, the village enjoys a tranquil rural atmosphere while remaining within easy reach of Lincoln's extensive amenities, excellent transport links and highly regarded schools. Rich in history and surrounded by attractive countryside, Canwick offers an exceptional blend of village charm, character and convenience.



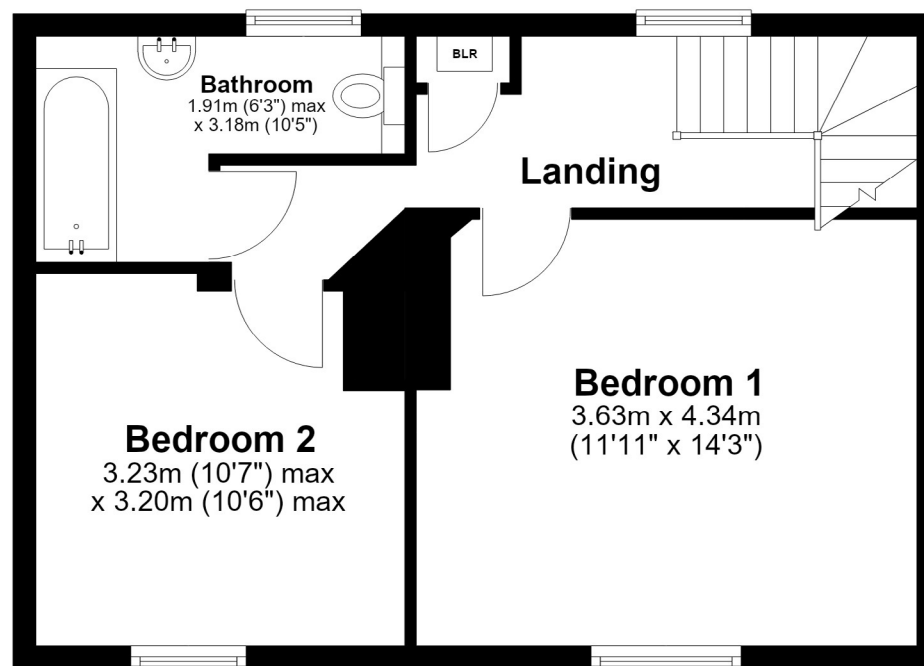
Ground Floor

Approx. 40.4 sq. metres (434.6 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



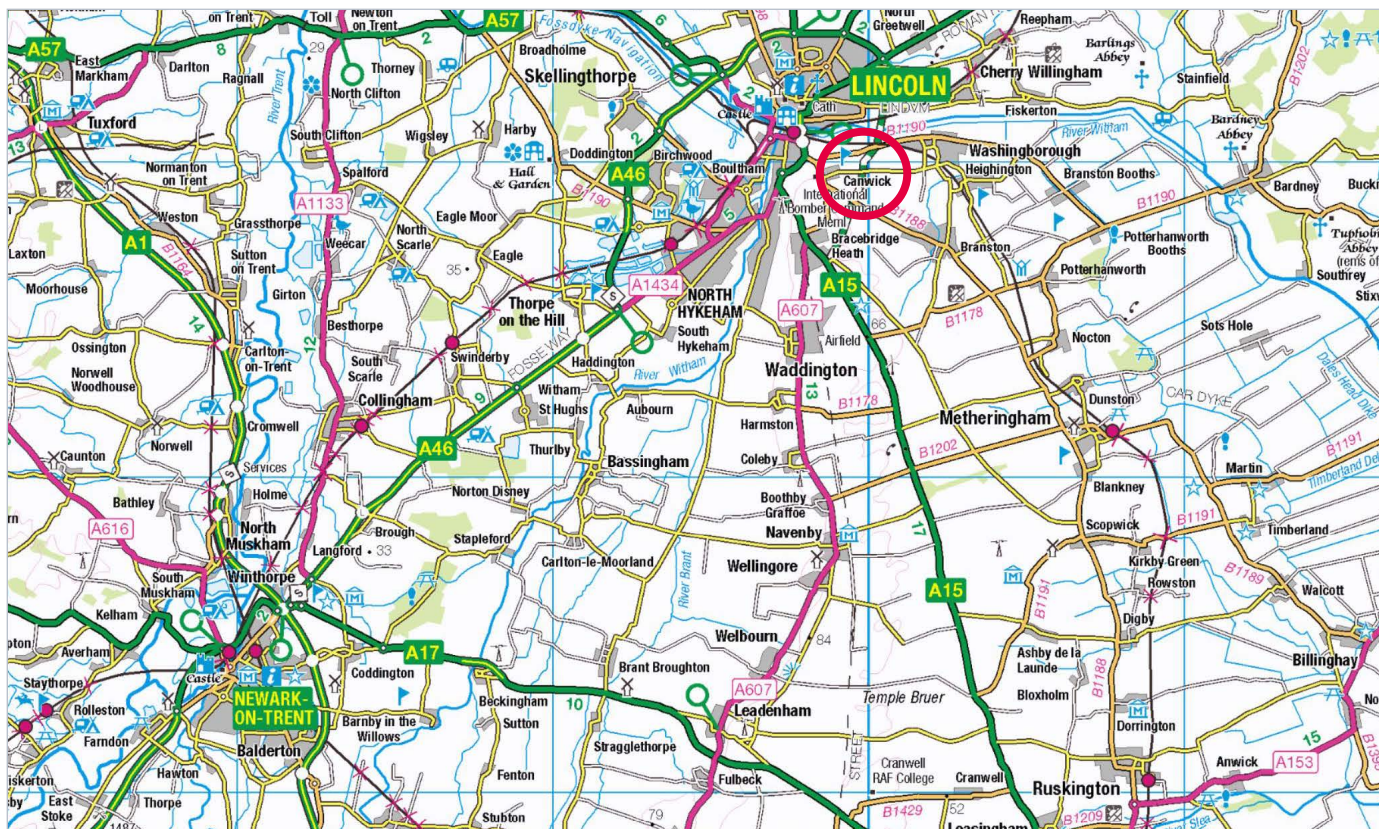
Total area: approx. 80.4 sq. metres (865.1 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Plan produced using PlanUp.

The Stables, Canwick





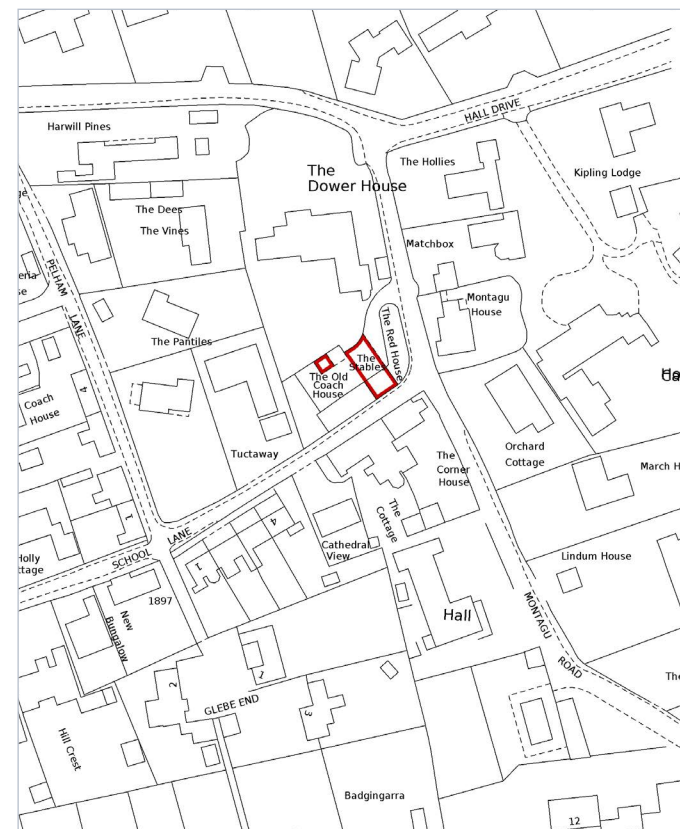
Directions - LN4 2RW

From Lincoln proceed up Canwick Hill and then turn left onto Heighington Road. Then turn left onto Montagu Road and then turn left into the shared driveway.

<https://what3words.com/every.purple.tests>

Buyer identity check

Please note that prior to acceptance of any offer, Brown & Co 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. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



Viewing

Viewing of the property is strictly by appointment with the selling agent on 01522 504304.

Agent

James Mulhall
01522 504304
lincolnresidential@brown-co.com

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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