



- 1920's Arts & Crafts Home
- Semi-Detached House
- Three Bedrooms
- Ground Floor Extensions

- Large Front Garden
- Low Maintenance Rear Garden
- Driveway Parking & Garage
- Conservation Area

Cherry Grove, Swanpool, LN6 0HE
£290,000





Starkey&Brown is delighted to represent this 1920s Arts and Crafts home, which boasts extensive accommodation over two floors. The home has three well-proportioned bedrooms and spacious living accommodation on the ground floor. Upon entering the home, you are welcomed by a warm and inviting entrance hall. There is a sitting room measuring 13'4" x 12'11" with a log-burner, an impressive lounge, and a dining room with views over the rear garden. The kitchen measures 19'3" x 7'0" and provides ample space for cooking, whilst there are integrated kitchen appliances and space and plumbing for laundry appliances. A further addition to the home is a garden room, which makes for an ideal study/family room and access to a downstairs WC. Rising to the first floor are three spacious bedrooms accessed from a first-floor landing, which is flooded with an abundance of natural light from the front-facing stairway window. The master bedroom measures an impressive 16'6" x 10'9" max. All bedrooms benefit from a modern three-piece family bathroom. The current owners have occupied the property since 1984; before their ownership, the home was extended multiple times to the ground floor, providing additional living space. Typical of the 1900's development the home comes with a superb plot with an extensive front garden, providing ample driveway parking, access to a garage, and a front lawn enclosed by a mature hedged perimeter. The rear garden is a private retreat which enjoys the sun throughout the day and features a patio area, whilst having a summer house and a garden shed - both having access to power. The Swanpool development of the early 1900s was a pioneering garden suburb project in Lincoln. Designed to provide high-quality housing and being heavily influenced by the garden city movement and remains one of the architecturally significant housing estates in the city. Planned with low-density, with the plan restricting housing to 8-10 houses per acre. With the properties designed with an arts and crafts style, with features of the homes including steep-gable roofs, wide gardens, and open plan spaces. Whilst the development wasn't fully completed, the home has kept it's desirability over the past one hundred years and provides a fantastic location full of local amenities. These local amenities include schooling at primary and secondary levels, a short walking distance to Hartsholme Country Park, quick access to the A46, and a nearby retail outlet in Tritton Road. The Swanpool estate is now classed as a conservation area, but it still provides essential public services such as a bus route into Lincoln city centre, which can be taken every 20 minutes. For further details and viewing requests, please contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Hall

Wooden front entrance to the front aspect, a wall-mounted cupboard housing the electric meter, a single radiator, a uPVC double-glazed window to the side aspect, and stairs rising to the first floor. Access to reception rooms and the kitchen.

Kitchen

19' 3" x 7' 0" (5.86m x 2.13m)

A range of base and eye level units with counter worktops, integrated appliances such as a double-oven, 4-ring gas hob with extractor hood, a stainless steel sink and drainer unit, space and plumbing for kitchen and laundry appliances, and a uPVC double-glazed window to the side aspect, an internal window into the garden room, and a wall-mounted Viessmann condensing boiler (serviced annually) and a wall-mounted consumer unit.

Garden Room

14' 7" max x 7' 6" (4.44m x 2.28m)

Having a single radiator, 2 uPVC double-glazed windows to the rear aspect, laid to carpet, and an external wooden door to the garden. Access to:

Downstairs WC

A low-level WC, a hand-wash basin unit, and a radiator.

Sitting Room

13' 4" x 12' 11" max (4.06m x 3.93m)

Having a uPVC double-glazed window to the front and side aspect, a log-burner, and a single radiator.

Lounge

10' 10" x 16' 5" max (3.30m x 5.00m)

A uPVC double-glazed window to the front, a feature wood burner fitted approximately 15 years ago, a single radiator, and a step-down level into the dining room before leading to the garden.

Dining Room

11' 10" x 7' 8" (3.60m x 2.34m)

Having a uPVC window to the rear aspects, a single radiator, and patio doors leading onto the rear garden.

First Floor Landing

Having a uPVC double-glazed window to the front aspect, a radiator, an airing cupboard with a hot water cylinder, a loft access with a pull-down ladder, and boarding and insulation.

Bedroom 1

10' 9" max x 16' 6" (3.27m x 5.03m)

Having uPVC double-glazed windows to the front and rear aspects and a single radiator.

Bedroom 2

8' 11" x 12' 10" max (2.72m x 3.91m)

Having a uPVC double-glazed window to the side aspect and a single radiator.

Bedroom 3

7' 1" x 12' 9" (2.16m x 3.88m)

Having a uPVC double-glazed window to the side aspect and a single radiator.

Bathroom

7' 7" max x 7' 0" max (2.31m x 2.13m)

Three-piece suite comprising a bath tub with mains shower over, a low-level WC, hand wash vanity unit, tiled flooring and tiled surround, a uPVC double-glazed obscured window to the rear aspect, an extractor unit and a chrome heated hand towel rail.

Outside Rear

Enclosed with fenced perimeters, a patio seating area, a lawned garden with flowerbed borders, a timber-built summer house, and an additional garden shed - both featuring power. Side access to the front of the property and an external water source.

Outside Front

Gravelled driveway with lawned front garden, hedged perimeters and colourful native flower borders. Access to:

Garage

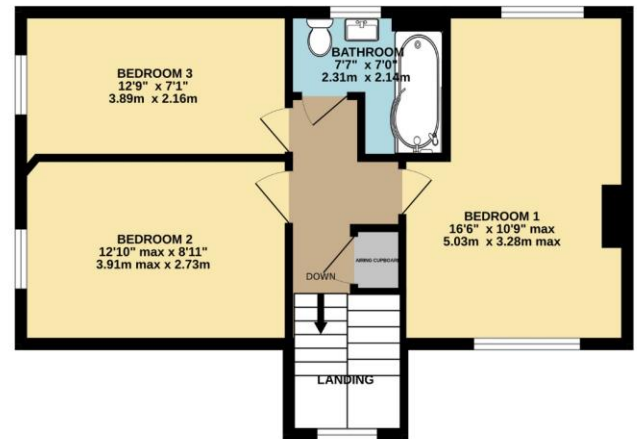
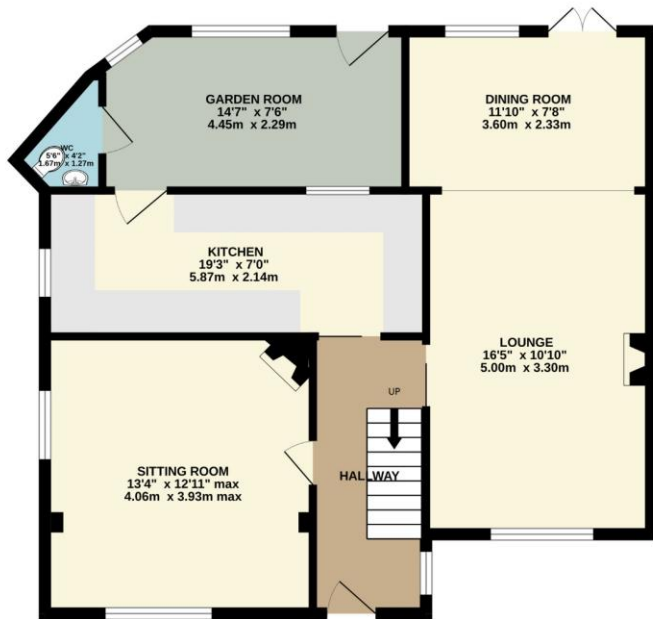
Having an up-and-over door, power, and lighting.





GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.

1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1244 sq.ft. (115.5 sq.m.) approx.

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34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



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