

The Pines, Pelham Lane

Canwick, LN4 2RR

Book a Viewing!

£525,000

An extended, larger than average and well presented three bedroom detached family bungalow, pleasantly positioned within the popular village of Canwick. The property offers spacious internal accommodation comprising an entrance porch, reception hallway, lounge, dining area, garden room, modern fitted breakfast kitchen with views across the garden towards Lincoln, three good sized bedrooms, an en-suite shower room and a family bathroom. Further accommodation includes a utility room and an integral garage with an electric up-and-over door. Outside, the property is approached via electric gates leading to a block paved driveway and gravel hardstanding, providing off-street parking for several vehicles. To the rear, there is raised decking and seating areas with steps leading down to an extensive tiered garden featuring mature shrubs and trees, together with views across the city.





The Pines, Pelham Lane, Canwick, LN4 2RR







LOCATION
Situated just south of the historic Cathedral City of Lincoln, the sought-after village of Canwick enjoys an elevated position overlooking the Witham Valley. Offering an attractive blend of peaceful village living and excellent access to the city centre, Canwick is highly regarded for its character, countryside surroundings and convenient transport links via the A15 and Lincoln Eastern Bypass. Surrounded by open countryside and scenic walks, yet within easy reach of Lincoln's extensive amenities, the village remains one of the area's most desirable residential locations.

ACCOMMODATION

ENTRANCE
8' 2" x 6' 11" (2.49m x 2.13m) With new UPVC windows and doors to the front aspect and glazed panel door leading into the reception hallway.

INNER HALLWAY
With solid wooden flooring, radiator, access to the roof space and a window overlooking the garden room.

LOUNGE
15' 10" x 14' 10" (4.84m x 4.54m) With a UPVC window to the side aspect, radiator and glazed panel doors leading into the garden room.









GARDEN ROOM
8' 2" x 15' 11" (2.49m x 4.85m) With windows overlooking the front garden, tiled flooring and radiator.

DINING AREA
9' 11" x 10' 10" (3.03m x 3.32m) With UPVC windows and doors leading to the decking area, radiator, space for a dining table and access through to the lounge.

KITCHEN/BREAKFAST ROOM
20' 6" x 12' 0" (6.26m x 3.66m) Fitted with a range of base units and drawers with work surfaces over, a composite sink and drainer, integral double oven and grill, four ring gas hob with extractor hood over, integral fridge and dishwasher, wall mounted cupboards and a breakfast bar. Further features include a full height UPVC window overlooking the rear garden and views towards the city, together with a UPVC window and door leading to the raised decking area, tiled flooring, radiators and space for a breakfast table.

BATHROOM
9' 5" x 28' 5" (2.88m x 8.68m) With a window to the side aspect, airing cupboard with shelving, bath with shower over, WC, vanity cupboard with wash hand basin, partially tiled walls and radiator.

BEDROOM 1
12' 9" x 11' 10" (3.90m x 3.62m) With UPVC windows overlooking the garden, radiator and access to the en-suite shower room.

EN-SUITE
5' 5" x 8' 4" (1.67m x 2.55m) With UPVC windows overlooking the garden and a suite comprising a shower, WC, wash hand basin and chrome radiator.

BEDROOM 2
12' 7" x 12' 4" (3.85m x 3.76m) With a UPVC window and door leading to the decking area and radiator.

BEDROOM 3
13' 10" x 11' 10" (4.22m x 3.62m) With a window to the front aspect and radiator.

UTILITY ROOM
With a door leading to the garage and fitted with base units and drawers with work surfaces over, stainless steel sink and drainer, full-height storage cupboards, and spaces for a washing machine, tumble dryer and fridge.

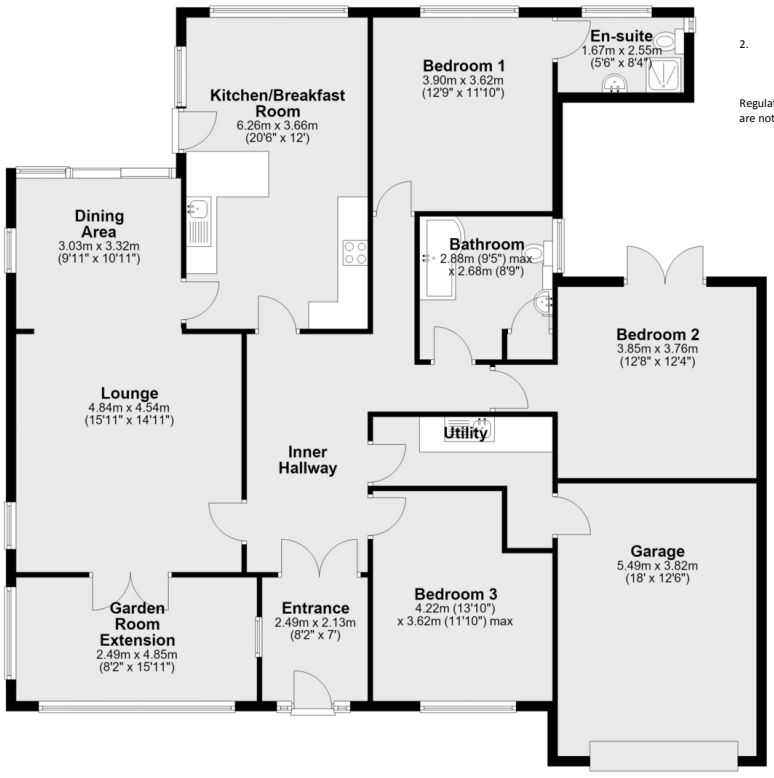
GARAGE
18' 0" x 12' 4" (5.49m x 3.76m) With an electric up-and-over door to the front aspect, power and lighting, and a wall mounted gas boiler.

OUTSIDE
To the front of the property, electric gates provide access to a block-paved driveway, with additional gravel hardstanding providing further off-street parking. There is also gated access to the side of the property. To the rear, a range of raised seating and decking areas lead via steps down to an extensive tiered garden, featuring mature shrubs and trees and enjoying views across the city of Lincoln.





Ground Floor



For Illustration Purposes Only
Plan produced using PlanUp.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
https://www.mundys.net/referrals/

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the 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.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. 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.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman