



**14 Swanholme Close,  
Lincoln, LN6 3DE**



Book a Viewing!

**£475,000**

An impressive executive bay fronted detached family home, superbly positioned on a generous corner plot in the highly sought after Swanholme area, just south of the historic City of Lincoln. This beautifully maintained home offers spacious and thoughtfully extended accommodation. The ground floor features an inviting Entrance Hall, Cloakroom/WC, a generous Lounge, formal Dining Room, Study and a recently fitted Kitchen opening into a stylish Breakfast Room extension, complemented by a separate Utility Room. To the first floor, a light and airy galleried landing leads to four well proportioned Bedrooms, including a principal bedroom with En-suite Shower Room and a modern family Bathroom. Occupying an enviable corner plot, the property enjoys meticulously landscaped gardens to the front, side and rear, together with a block paved driveway providing ample off-street parking and access to a double garage with additional store room.



14 Swanholme Close, Lincoln, LN6 3DE



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – E.

**COUNCIL TAX BAND** – E.

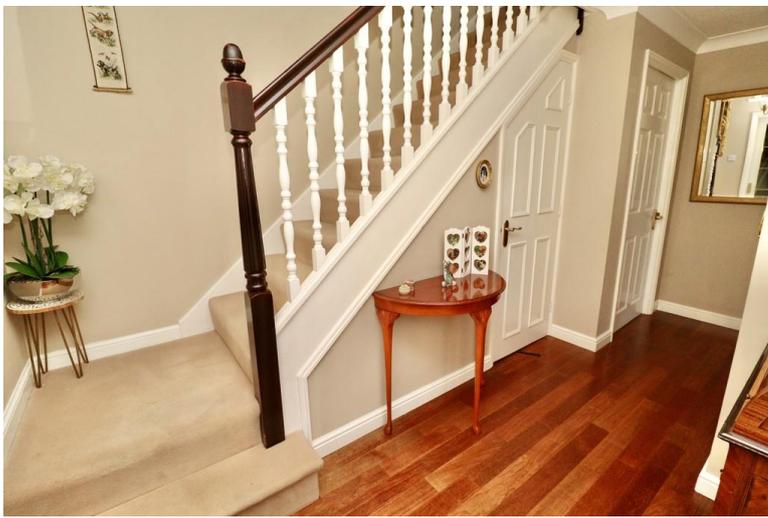
**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.



## ACCOMMODATION

### HALL

With staircase to the first floor, under stairs storage cupboard, laminate flooring and radiator.

### CLOAKROOM/WC

With close coupled WC, wash hand basin, tiled splashbacks, laminate flooring, chrome towel radiator and double glazed window to the side aspect.

### LOUNGE

17' 4" x 11' 9" (5.30m x 3.59m) With double glazed window to the front aspect, double glazed French doors to the rear garden, gas fire set within a decorative fireplace and two radiators.

### DINING ROOM

10' 4" x 9' 10" (3.17m x 3.00m) With double glazed bay window to the rear aspect and radiator.

### STUDY

10' 0" x 7' 1" (3.05m x 2.16m) With double glazed window to the front aspect and radiator.

### KITCHEN

14' 6" x 9' 10" (4.44m x 3.00m) Newly fitted with a stylish range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated fridge, freezer, dishwasher and microwave, twin eye level electric ovens with warming drawer, gas hob and spotlights.

### BREAKFAST ROOM

9' 10" x 8' 9" (3.00m x 2.68m) A delightful addition with double glazed French doors to the rear garden, double glazed windows to the rear aspect, vaulted ceiling with two Velux windows and spotlights.

### UTILITY ROOM

6' 0" x 6' 0" (1.83m x 1.83m) Fitted with wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, space for washing machine, wall mounted gas fired central heating boiler, radiator and door to the side to the garden.

### FIRST FLOOR LANDING

With double glazed window to the front aspect, airing cupboard and radiator.

### BEDROOM 1

13' 3" x 10' 9" (4.04m x 3.30m) With double glazed window to the rear aspect, fitted double wardrobe and radiator.





#### EN-SUITE SHOWER ROOM

7' 11" x 6' 7" (2.42m x 2.02m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity unit, fitted storage cupboards, chrome towel radiator, tiled splashbacks, spotlights and double glazed window to the rear aspect.

#### BEDROOM 2

10' 9" x 10' 4" (3.30m x 3.16m) With double glazed window to the rear aspect, fitted double wardrobe and radiator.

#### BEDROOM 3

12' 1" x 8' 6" (3.70m x 2.60m) With double glazed window to the front aspect, fitted double wardrobe and radiator.



#### BEDROOM 4

8' 11" x 6' 6" (2.73m x 1.99m) With double glazed window to the front aspect and radiator.

#### BATHROOM

8' 0" x 6' 6" (2.44m x 2.00m) Fitted with a three piece suite comprising of p-shaped panelled bath with rainfall shower over and glass shower screen, close coupled WC and wash hand basin in a vanity unit, fitted storage cupboards, chrome towel radiator, spotlights and double glazed window to the side aspect.



#### OUTSIDE

The property sits on a pleasant corner plot. To the front there is a lawned garden with mature shrubs inset and a further lawned area to the side. There is a block paved driveway providing off street parking for multiple vehicles and giving access to the double garage. To the rear there is an established enclosed garden laid mainly to lawn with block paved seating area, flowerbeds and mature shrubs inset.

#### DETACHED DOUBLE GARAGE

17' 7" x 16' 4" (5.36m x 5.00m) With an electric up and over door to the front, side personnel door, light and power. To the rear of the garage there is an additional store room.





**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](http://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**

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**BUYING YOUR HOME**

An independent Survey gives peace of mind and could save you a great deal of money. For details, including RCS Home Buy 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 these 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:

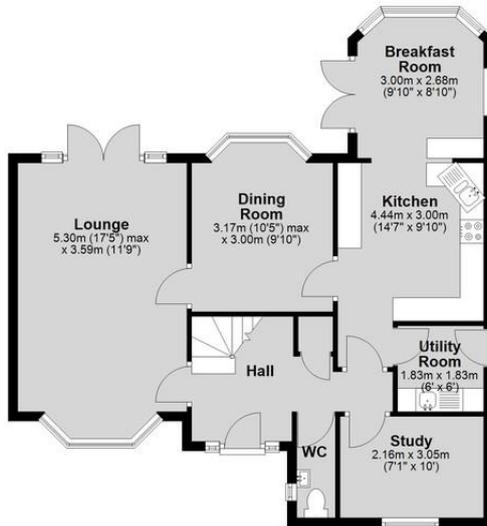
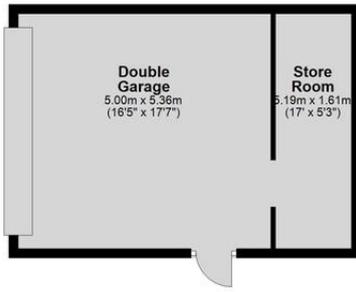
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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 353 705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



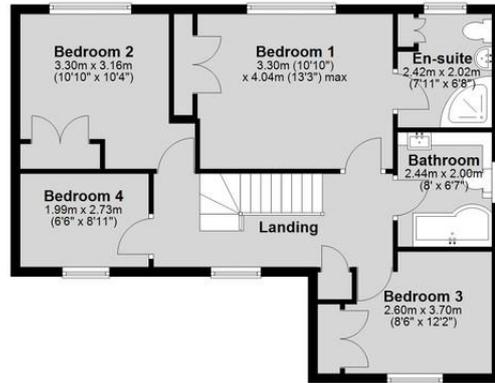
**Ground Floor**

Approx. 106.8 sq. metres (1149.6 sq. feet)



**First Floor**

Approx. 61.6 sq. metres (662.5 sq. feet)



Total area: approx. 168.4 sq. metres (1812.1 sq. feet)



**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

**22 King Street**  
**Southwell**  
**NG26 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 and 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.



[www.mundys.net](http://www.mundys.net)