



**Hill Top, Heighington Road, Canwick,
Canwick, LN4 2RN**



Book a Viewing!

£550,000

Enviably situated in the prestigious village of Canwick, just south of the Cathedral City of Lincoln, this spacious Three Bedroom Detached Family Home occupies a generous non-estate plot with stunning direct views of Lincoln Cathedral. Offering well proportioned and versatile accommodation throughout, the property comprises an Entrance Hall, Sitting Room, Inner Hallway, Cloakroom/WC, Lounge, Dining Room, Kitchen with Pantry, Conservatory, First Floor Landing, Three well appointed Bedrooms and a Family Bath room. The beautiful grounds are a particular highlight, the property is tucked away with private front gardens screened by tall conifer hedging, a long driveway providing ample off-street parking and a single garage. To the rear there is a generous established garden enjoying an abundance of mature shrubs, planting and seasonal colour, creating a wonderful haven for keen gardeners and outdoor enjoyment. Rarely do homes of this calibre become available in such a prestigious village location, and with significant scope for enhancement or redevelopment, the property presents an outstanding opportunity to create a truly exceptional executive family home. Early viewing is strongly recommended. NO CHAIN.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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 HALL

With fitted cloaks cupboard and radiator.

LOUNGE

22' 5" x 13' 7" (6.85m x 4.15m) With double glazed sliding patio doors and windows to the front aspect and two radiators.

INNER HALLWAY

With staircase to the first floor and radiator.

SITTING ROOM

17' 5" x 11' 4" (5.33m x 3.46m) With double glazed sliding patio doors onto the rear garden, double glazed window to the side aspect, decorative fireplace and radiator.

DINING ROOM

10' 11" x 9' 8" (3.35m x 2.96m) With double glazed window to the rear aspect and radiator.

CLOAKROOM/WC

With close coupled WC and wash hand basin in a vanity style unit with storage beneath, additional cloaks cupboard, tiled walls and flooring, radiator and roof window.

KITCHEN

10' 10" x 8' 7" (3.32m x 2.63m) Fitted with a range of wall and base units with work surfaces over, electric oven and hob, space for fridge, tiled splashbacks, double glazed window and door to the side aspect.

CONSERVATORY

15' 5" x 9' 7" (4.70m x 2.94m) Seamlessly flowing from the kitchen with a continuation of the base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, double glazed French doors to the rear garden and double glazed windows to all aspects.

PANTRY

With storage shelving.

FIRST FLOOR LANDING

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

BEDROOM 1

17' 5" x 11' 5" (5.33m x 3.49m) With double glazed windows to the front and side aspects, a range of fitted wardrobes, shower cubicle, wash hand basin in a vanity style unit with storage beneath and radiator.





BEDROOM 2

10' 10" x 10' 9" (3.31m x 3.30m) With double glazed window to the rear aspect with spectacular view of Lincoln Cathedral, double glazed window to the side aspect, wash hand basin in a vanity style unit with storage beneath and radiator.

BEDROOM 3

8' 10" x 7' 6" (2.70m x 2.30m) With double glazed window to the rear aspect with spectacular view of Lincoln Cathedral and airing cupboard housing the gas fired wall mounted central heating boiler.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower and glass shower screen, pedestal wash hand basin and close coupled WC, tiled walls and flooring, chrome towel radiator and double glazed window to the side aspect.

GARAGE

17' 3" x 6' 6" (5.28m x 2.02m) With double glazed window to the rear aspect, double opening doors to the front, storage cupboards, light and power.

OUTSIDE

The property sits in a tucked away discreet position. To the front there is a lawned garden with mature shrubs, a driveway providing ample off-street parking for multiple vehicles and access to the garage. To the rear there is a generous established two tier garden laid mainly to lawn with a patio seating area, mature shrubs, bushes and flowerbeds, a summer house, greenhouse and garden shed.



WEBSITE

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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.

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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.

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