

Swallow House

Canwick, Lincoln

BROWN&CO


DEUTZ







Swallow House, Grange Lane, Canwick, Lincoln, LN4 2RQ

Swallow House is an impressive detached family residence, set well back from the road within beautifully private grounds extending to approximately 0.9 acres. Occupying a mature walled plot, the property enjoys a high degree of seclusion, enhanced by an abundance of established trees and landscaped gardens.

The well-appointed accommodation is arranged over two floors and briefly comprises a welcoming entrance hall, spacious breakfast kitchen, dining room, generous living room, boot room and cloakroom. A particularly versatile feature is the self-contained annexe, which benefits from its own private entrance and includes a kitchen, living area, bedroom and shower room, making it ideal for multi-generational living, guest accommodation or home-working purposes.

Outside, gated access opens onto a sweeping gravel driveway providing extensive parking and leading to a substantial period garage/workshop. The magnificent rear garden is a standout feature of the property, comprising expansive lawns, a large entertaining patio and a covered terrace, all enclosed by attractive walls and mature trees that create an exceptional sense of privacy and tranquillity.



DESCRIPTION

Ground Floor

Entrance Hallway

Front entrance door, stairs rising to first floor, parquet flooring, double glazed window to front, radiator, opening into a boot room / bar area with double glazed French doors opening to rear garden.

Cloakroom

Double glazed window to front, WC, pedestal wash basin, tiled walls, radiator.

Breakfast Kitchen

Double glazed windows to both sides, double glazed French doors opening to front, ceramic drainer sink, granite worktops, base and eye level storage units, space for range cooker with extractor over, spaces for dishwasher and fridge freezer, wood burning stove, Myson heater, tiled flooring.

Living Room

Double glazed windows and French doors opening to rear garden, parquet flooring, open fire inset to brick fireplace, radiator.

Dining Room

Double glazed window to side, double glazed French doors opening to rear garden, parquet flooring, radiator.

First Floor

Landing

Double glazed window to front, exposed beam to ceiling, airing cupboard housing boiler and hot water cylinder, loft access, large storage cupboard, radiator.

Bedroom One

Double glazed window to rear, door leading to balcony with views over garden, exposed beam to ceiling, built in wardrobe, radiator.

En Suite

Double glazed window to side, WC, pedestal wash basin, bath, double walk in shower enclosure, tiled flooring, tiled walls, heated towel rail, radiator.

Bedroom Two

Double glazed windows to side and rear, French doors opening to Juliet balcony, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Bedroom Four

Double glazed windows to front and side, fitted wardrobe, radiator.

Bedroom Five

Double glazed window to front, radiator.

Bathroom

Double glazed window to side, WC, pedestal wash basin, bath, shower enclosure, heated towel rail, tiled flooring with underfloor heating, beam to ceiling.

Annexe

With external access from the front of the property and internal access from the ground floor hall.

Entrance Hall

Front entrance door, loft access.

Bedroom

Double glazed window to front, radiator, door leading to shower room.









Shower Room
Double glazed window to front, WC, vanity wash basin, walk in shower enclosure, heated towel rail.

Kitchen
Two double glazed windows to rear, stainless steel drainer sink, worktops, base level storage units, space and plumbing for washing machine, storage cupboard, radiator.

Living Room
Double glazed window and French doors to the rear, electric fire, storage cupboard, radiator.

Outside
Gated access opens onto a sweeping gravel driveway, providing extensive parking and turning space, and leading to a substantial period garage/workshop.

The principal gardens are situated to the rear of the property and have been thoughtfully designed to create an exceptional outdoor environment. A recently extended paved patio and covered terrace provide the perfect setting for al fresco dining, entertaining, or simply enjoying the peaceful surroundings. Beyond, the stunning mature gardens are predominantly laid to lawn and benefit from a high degree of privacy, being enclosed by attractive walled boundaries and an impressive variety of established trees and shrubs that create a secluded and picturesque setting.

Location
Swallow House occupies a large, private plot in the sought-after village of Canwick, which offers a peaceful setting while remaining within easy commuting distance of the historic Cathedral City of Lincoln.
Lincoln provides an extensive range of amenities, including excellent shopping, leisure and recreational facilities, two universities, and the vibrant Cathedral Quarter with its wealth of restaurants, cafés and cultural attractions. Lincoln County Hospital is also easily accessible, as are the highly regarded independent schools, Lincoln Minster School and St Mary's Preparatory School, both located in the city's prestigious uphill area.

TENURE & POSSESSION
Freehold and for sale by private treaty.

COUNCIL TAX
Band G

MOBILE
We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND
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.

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 PROCEDURE
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT
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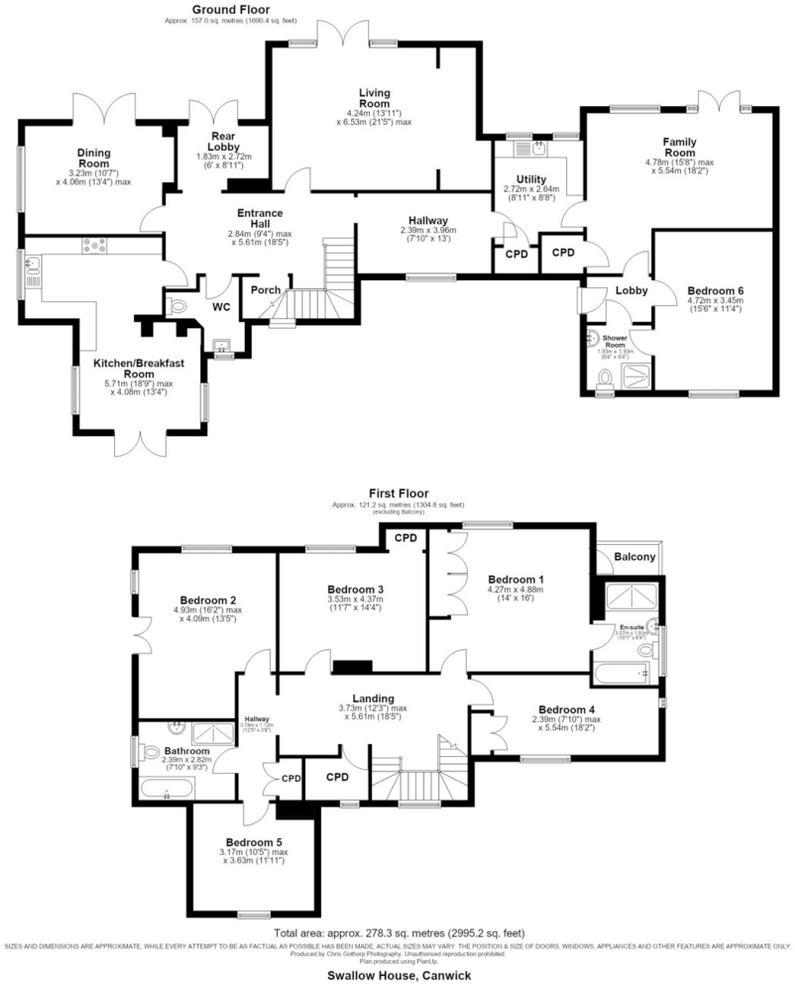












Energy performance certificate (EPC)

Swallow House Grange Lane Canwick LINCOLN LN4 2RQ	Energy rating **D**	Valid until:	**15 August 2033**
		Certificate number:	**0690-3025-8208-0187-2200**

Property type	Detached house
Total floor area	282 square metres

Rules on letting this property

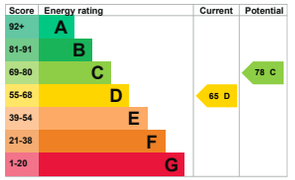
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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