



South Park  
Lincoln

MOUNT & MINSTER

# South Park

## Lincoln

- Well Presented Town House
- Overlooking South Common
- Brand New Kitchen
- Redecorated throughout
- 3 Bedrooms
- Good Sized Garden and Roof Terrace
- Viewing Advised

### INTRODUCTION

A stunning executive home with accommodation over three floors. Highlights include an all weather terrace, fabulous fitted kitchen, dining room with double french doors to the garden. First floor sitting room with double french doors to terrace. Three bedrooms and bathroom on the second floor.

### LOCATION

Situated approximately 1.8 miles from Lincoln's City centre, this property combines the benefit of being near to the city centre and key commuter routes, with a taste of countryside living due to standing in a location opposite the scenic South Common area of Lincoln. The city can be easily reached by car or on foot in a matter of minutes, while the common provides ample space to enjoy open countryside with wonderful views of the Cathedral and City. The A15 to the north and south of the city is a stone throw away, while the property also enjoys good road links to the A46 and the Lincoln bypass. The rail station can be reached on foot and provides regular services to Newark which itself provides services to London and the north on the East Coast Mainline. There are several good schools in the vicinity, as well as sixth form colleges and two universities.

### ACCOMMODATION

#### Kitchen

**4.87 x 3.23 (15'11" x 10'7")**

Bespoke fitted kitchen featuring solid wood countertops, two stainless steel circular sinks, integrated dishwasher, halogen 4 ring hob, electric oven, recessed extractor fan, tiles splash backs and floor, floor level mood lighting, recessed spotlights, under unit heater and wine storage. A built in cupboard houses the gas combo boiler and provides space and plumbing for a washing machine.





### **Dining Room**

**5.43 x 3.25 (17'9" x 10'7")**

Opening out from the kitchen the dining room has hardwood laminate flooring, porthole style windows, double glazed french doors leading out to the patio and garden, recessed spotlights.

### **First Floor Landing**

#### **Double reception room**

**3.77 x 8.31 (max) (12'4" x 27'3" (max))**

Hardwood laminated floor, feature fireplace and quartz tiled wall, double glazed windows in a bay with venetian blinds, coving, ceiling rose, built in storage cupboard, double french doors leading out to roof terrace.

#### **WC**

WC, corner sink and storage unit, extractor.

#### **Roof Terrace**

Great entertaining space with wall lights, all weather non slip surface and contemporary glass and steel railings.

### **Second Floor**

#### **Bathroom**

**2.99 x 1.56 (9'9" x 5'1")**

Luxury bathroom with tiled walls and splash backs, fitted bath with inset mood lighting and shower above with glass shower screen, demisting mirror with led lights, hand basin with vanity unit, WC, recessed spotlights.

#### **Bedroom One**

Carpeted, double glazed windows with venetian blinds, coving, views of South Common.

#### **Bedroom Two**

**4.6 x 2.48 (15'1" x 8'1")**

Carpeted, double glazed windows, one with venetian blind, one with privacy glass, to front and rear aspect.

#### **Bedroom Three**

**3.10 x 1.68 (10'2" x 5'6")**

Carpeted, double glazed window with venetian blind to rear aspect, spotlights.

#### **Services**

Mains Gas, Water, Electricity and Drainage.

#### **ENERGY PERFORMANCE CERTIFICATE**

EPC Rating: E

#### **COUNCIL TAX BAND**

Council Tax Band: B

#### **VIEWINGS**

By prior arrangement with the Sole Agents (01522 716204).

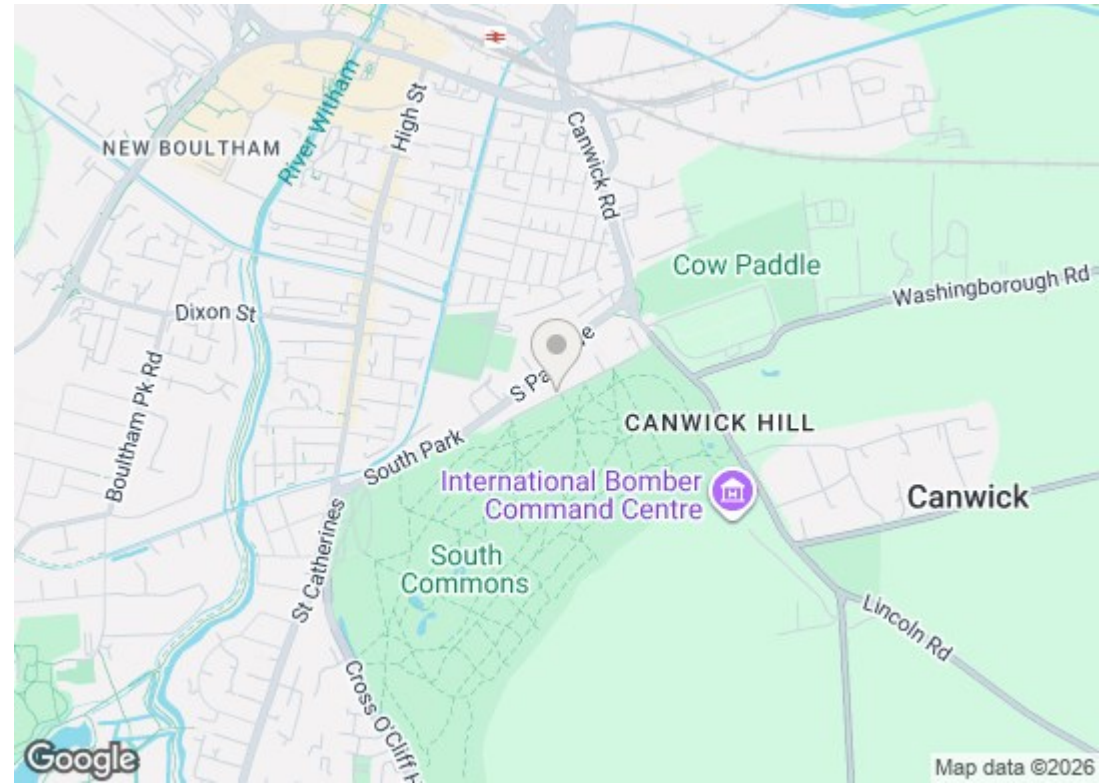
#### **ADDITIONAL INFORMATION**

For further details, please contact Daniel Baines at Mount & Minster:

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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>76</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>43</b>               |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         | <b>74</b> |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  | <b>39</b>               |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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