

South Park

Lincoln



MOUNT & MINSTER

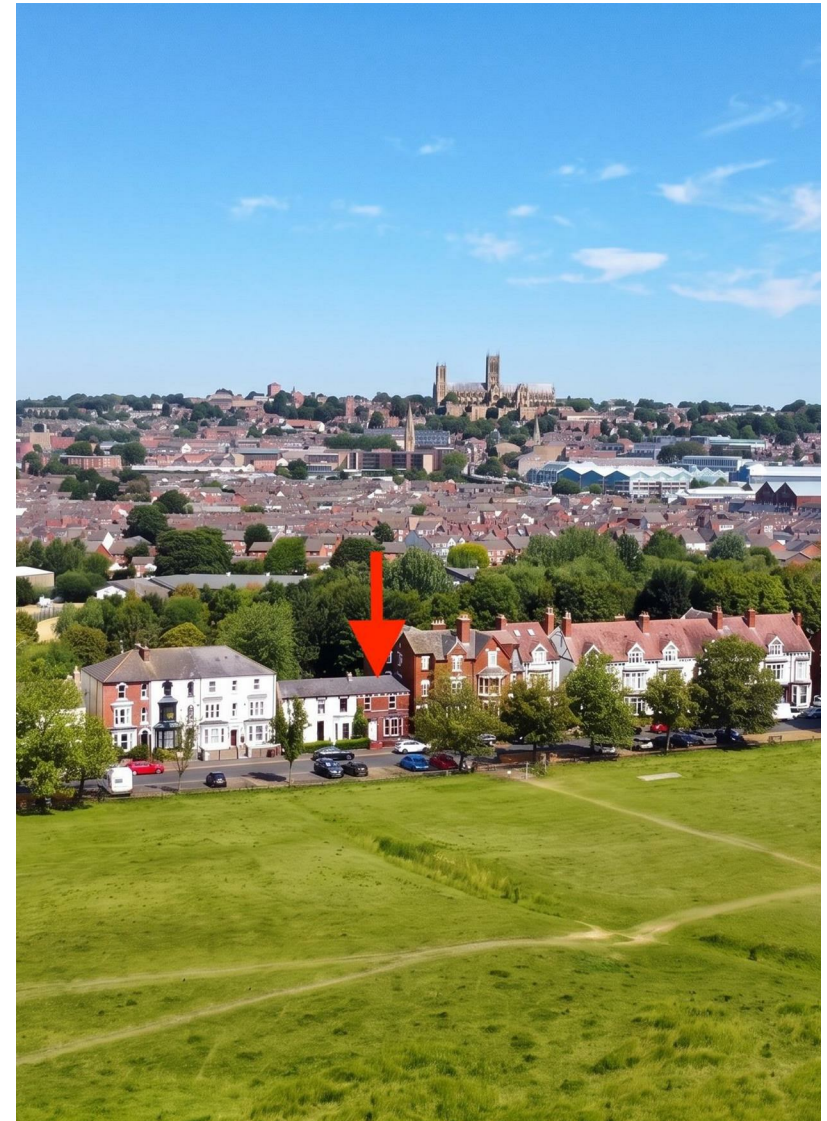


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Enjoying glorious views over South Common, this glorious residence enjoys contemporary elegance at its finest; a character home with period features that's finished to a modern and opulent standard from top to bottom.

- Stunning Town House
- Renovated in Recent Years
- Refined Accommodation
 - Lounge & Dining Area
 - Open-Plan Kitchen
 - Three Bedrooms
 - Elegant Bathroom
- Ample Unrestricted Parking
- Low-Maintenance Lawn
 - Unrivalled Views



MOUNT & MINSTER

INTRODUCTION

A stunning residence with accommodation over three floors. Highlights of this splendid semi-detached town house 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.

OUTSIDE

To the front there is a low maintenance garden with a pedestrian access gate leading to the rear of the property. The rear garden is primarily laid to lawn with mature plants and shrubs, along with a large roof terrace which is accessed from the living room.

SERVICES

Mains Gas, Water, Electricity and Drainage.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: E

COUNCIL TAX BAND

Council Tax Band: B
Lincoln City Council





TENURE

Freehold with vacant possession on completion.

METHOD OF SALE

The property is offered for sale by Private Treaty.

VIEWINGS

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

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

T: 01522 716204

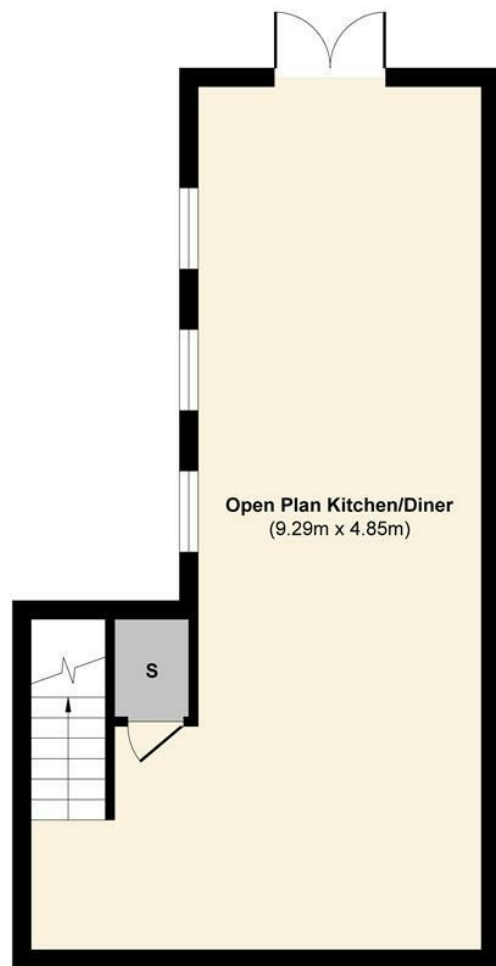
E: Ellen@mountandminster.co.uk

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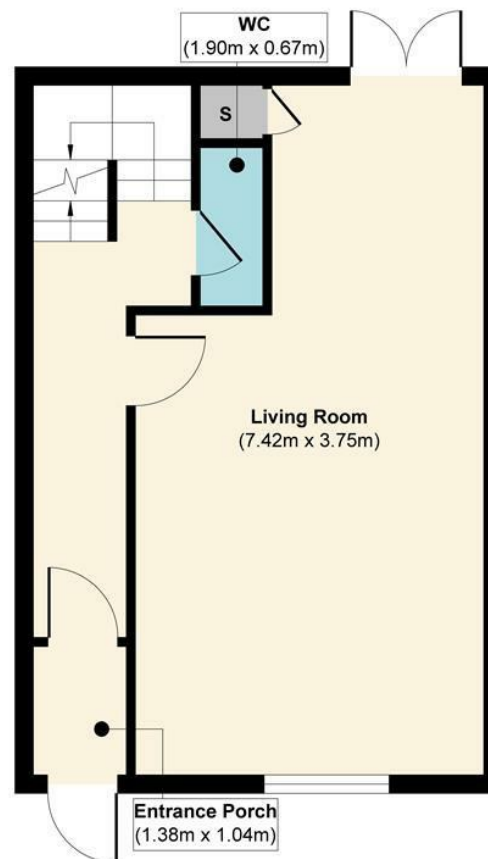




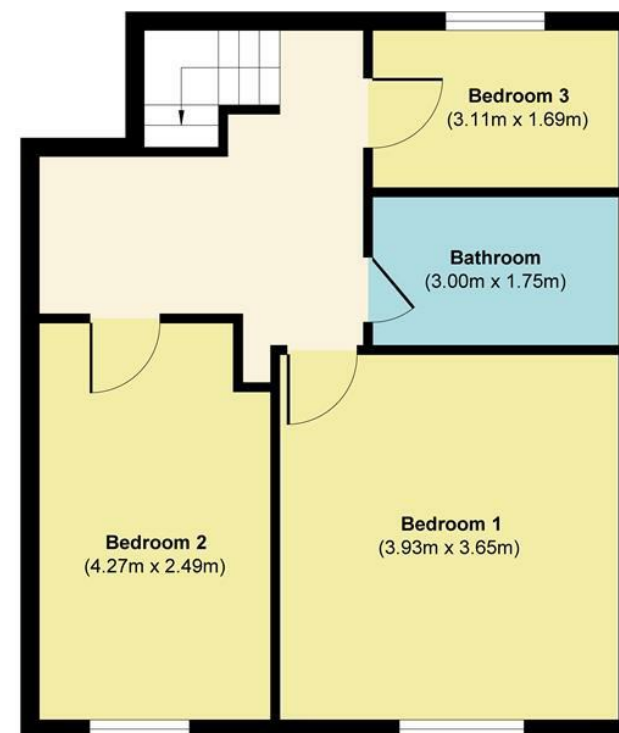
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Ground Floor
Approximate Floor Area
(34.74 sq. m)



First Floor
Approximate Floor Area
(35.98 sq. m)



Second Floor
Approximate Floor Area
(44.76 sq. m)

Approx. Gross Internal Floor Area 115.48 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

