



65 South Park Lincoln, LN5 8ES



Book a Viewing!

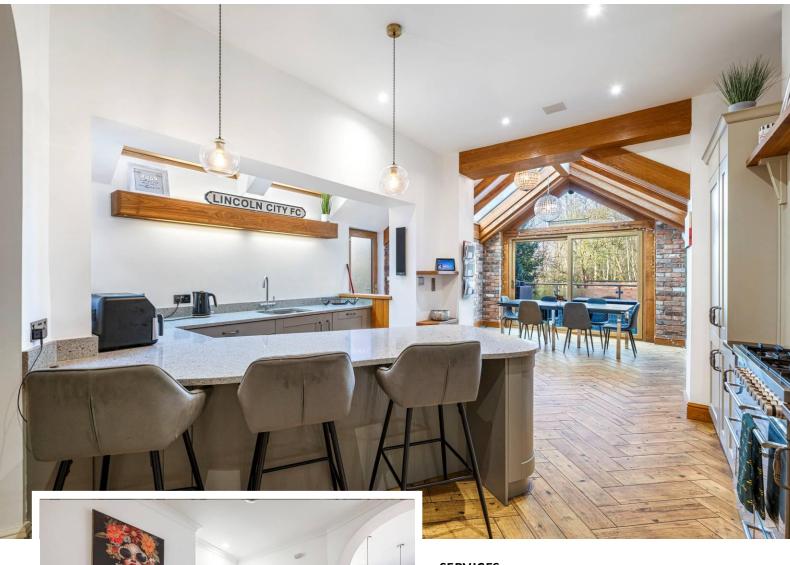
£550,000

We are delighted to offer for sale this beautiful renovated period home situated close to Lincoln City Centre with incredible panoramic views of the South Common, Lincoln City and the Cathedral. The property offers substantial accommodation across 5 floors, extending to in excess of 3,800 square feet. The high specification accommodation comprises of Hall, Cloakroom/WC, Lounge, Snug, stylis h Kitchen, Dining Room with balcony, basement level with Utility Room, Snooker Room and Bar. The upper floors are comprised of 6 Bedrooms, 4 with En-Suites, and luxury Family Bathroom. Outside there is an enclosed garden, perfect for entertaining, with patio seating area and outdoor kitchen. Viewing of this unique property is highly recommended to appreciate the size and standard of accommodation on offer.





65 South Park, Lincoln, LN5 8ES



SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – E.

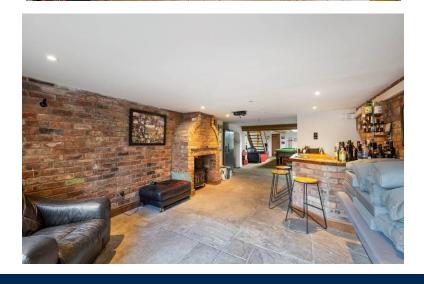
LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEW INGS - 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 Bishop Grosseteste University.









GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor, feature tiled flooring and radiator.

LOUNGE

14' 9" x 12' 10" (4.51m x 3.92m) With double glazed bay window to the front aspect giving fantastic views of the South Common, log burner inset within a feature fireplace, exposed floorboards and radiator.

CLOAKROOM

With feature tiled flooring.

WC

With high level WC, pedestal wash hand basin and feature tiled flooring.

SNUG

11' 11" x 10' 10" (3.64m x 3.32m) With log burner set within a feature fireplace and wood effect tiled flooring with underfloor heating.

KITCHEN

16' 6 (max)" x 12' 0 (max)" (5.03m x 3.66m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel undermount 1.5 bowl sink with mixer tap over, integrated fridge freezer and dishwasher, Range cooker, two Velux windows, spotlights, downlighters, kickboard lights, wood effect tiled flooring with underfloor heating and access to the basement level.

DINING ROOM

14' 6" x 12' 8" (4.43 m x 3.87 m) With double glazed sliding patio door to the balcony, door to the side aspect, two Velux windows, decorative exposed beams and wood effect tiled flooring with underfloor heating.

BASEMENT LEVEL

UTILITY ROOM

7' 8" x 13' 1" (2.34m x 4.01m) Fitted with wall and base units with work surfaces over, spaces for washing machine and tumble dryer, undermount stainless steel 1.5 bowl sink with mixer tap over, stone tiled flooring and radiator.

SNOOKER ROOM

 $26' \, 1'' \, x \, 16' \, 9'' \, (7.96 \, m \, x \, 5.13 \, m)$ With storage cupboard, stone tiled flooring, spotlights, projector and screen and three radiators.

CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin and stone tiled flooring.

BAR ROOM

22' 7" x 12' 7" (6.89 m x 3.86 m) With double glazed sliding door to the rear garden, log burner set within feature brick fire place, brick built bar and spotlights.







FIRST FLOOR

LANDING

With staircase to the second floor.

BEDROOM 2

16' 11" x 14' 9" (5.17m x 4.52m) With double glazed bay window to the front aspect with panoramic views of the South Common, concealed entrance to the walk in wardrobe and en suite shower room and radiator.

WALK IN WARDROBE

 $5' 11" \times 5' 10" (1.82m \times 1.80m)$ With hanging space and shelving.

EN-SUITE SHOWER ROOM

8' 5" x 6' 0" (2.58m x 1.83m) Fitted with a three piece suite comprising of wet room rainfall shower, wash hand basin on a vanity stand and close coupled WC, part tiled walls, tiled flooring, chrome towel radiator and spotlights.

BEDROOM 6

14' 9" \times 10' 2" (4.50m \times 3.10m) With sash window to the rear aspect, fitted wardrobe with mirror fronted sliding doors, cupboard housing the gas fired central heating boiler, wood effect flooring and radiator.

LUXURY FAMILY BATHROOM

11' 0" x 9' 8" (3.37m x 2.96m) Fitted with a luxurious three piece suite comprising of jacuzzi bath with steps up, lighting beneath and television, close coupled WC and wash hand basin on a vanity stand, chrome towel radiator, tiled walls and flooring, spotlights and two double glazed windows to the rear aspect.

SECOND FLOOR

LANDING With storage cupboard, radiator and staircase to the third floor.

BEDROOM 3

16' 4 (Max)" x 14' 7 (max)" (4.98m x 4.44m) With double glazed window to the rear aspect, fitted wardrobes with mirror fronted sliding doors, wood effect flooring and radiator.

EN-SUITE SHOWER ROOM

5' 5" x 5' 8" (1.66m x 1.73m) Fitted with a three piece suite comprising of wet room rainfall shower, wall mounted wash hand basin and close coupled WC, tiled walls and flooring, chrome towel radiator and spotlights.

BEDROOM 4

12' 7" \times 7' 4" (3.85m \times 2.25m) With double glazed sash window to the rear aspect with cathedral views, fitted wardrobes with mirror fronted sliding doors, wood effect flooring and radiator.









EN-SUITE SHOWER ROOM

6' 9" x 3' 3" (2.08m x 1.00m) Fitted with a three piece suite comprising of wet room shower, wall mounted wash hand basin and close coupled WC, tiled walls and flooring and spotlights.

BEDROOM 5

17' 1" x 15' 3" (5.21m x 4.67m) With double glazed window to the front aspect with panoramic views of the South common, fitted wardrobes with mirror fronted sliding doors, wood effect flooring and radiator.

THIRD FLOOR

BEDROOM 1

39' 9 (max)" x 16' 9 (max)" (12.12m x 5.11m) With double glazed picture window to the rear aspect giving panoramic views of the City and Lincoln Cathedral, six Velux windows, projector and screen, three radiators and wood effect flooring.

EN-SUITE BATHROOM

8' 10" x 6' 8" (2.71m x 2.05m) Fitted with a three piece suite comprising of freestanding bath with shower attachment, wash hand basin in a vanity style unit and close coupled WC, chrome towel radiator, tiled walls, laminate flooring and Velux window.

OUTSIDE

To the front of the property there is a block paved garden set behind fencing. To the rear there is an enclosed garden laid mainly to artificial grass with patio seating area, covered seating area with outdoor kitchen area with cooker, undermount sink with mixer tap over, light and power. The property further benefits from a balcony accessed from the Kitchen/Dining Room.

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALST 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
Silk & Better ligge, Ringro se Law LLP, Burton and Co, 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 Se 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 Financia i Services who will be able to offer a range of financial service pro ducts. Should you decide to instruct Mundys Financia i Services we will receive a commission from them of £250 and in add ition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

nt Survey gives peace of m ind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01 522 556088 and ask for Steven Spivey MRICS.

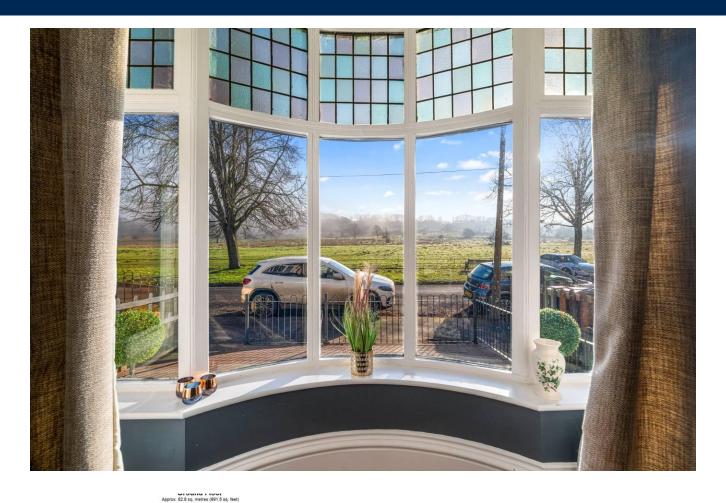
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase

e of the services or equipment have been checked or tested

GENERAL

- The details are a gene ral out line for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy shas any authority to make or give representation or warranty whatever in relation to this
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in Eng land NO. OC 353 705. The Partners are not Partners for the pur poses of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.





Total area: approx. 353.1 sq. metres (3800.5 sq. feet)
For illustration purposes only.
Plan conduced using Plantin.

29 – 30 Silver Street Lincoln LN2 1AS 01522 510044 22 Queen Street Market Rasen LN8 3EH 01673 847487 Agents Note: Whilst every care $h\varpi$ been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 .