



5a Park Lane Lincoln, LN5 8NY

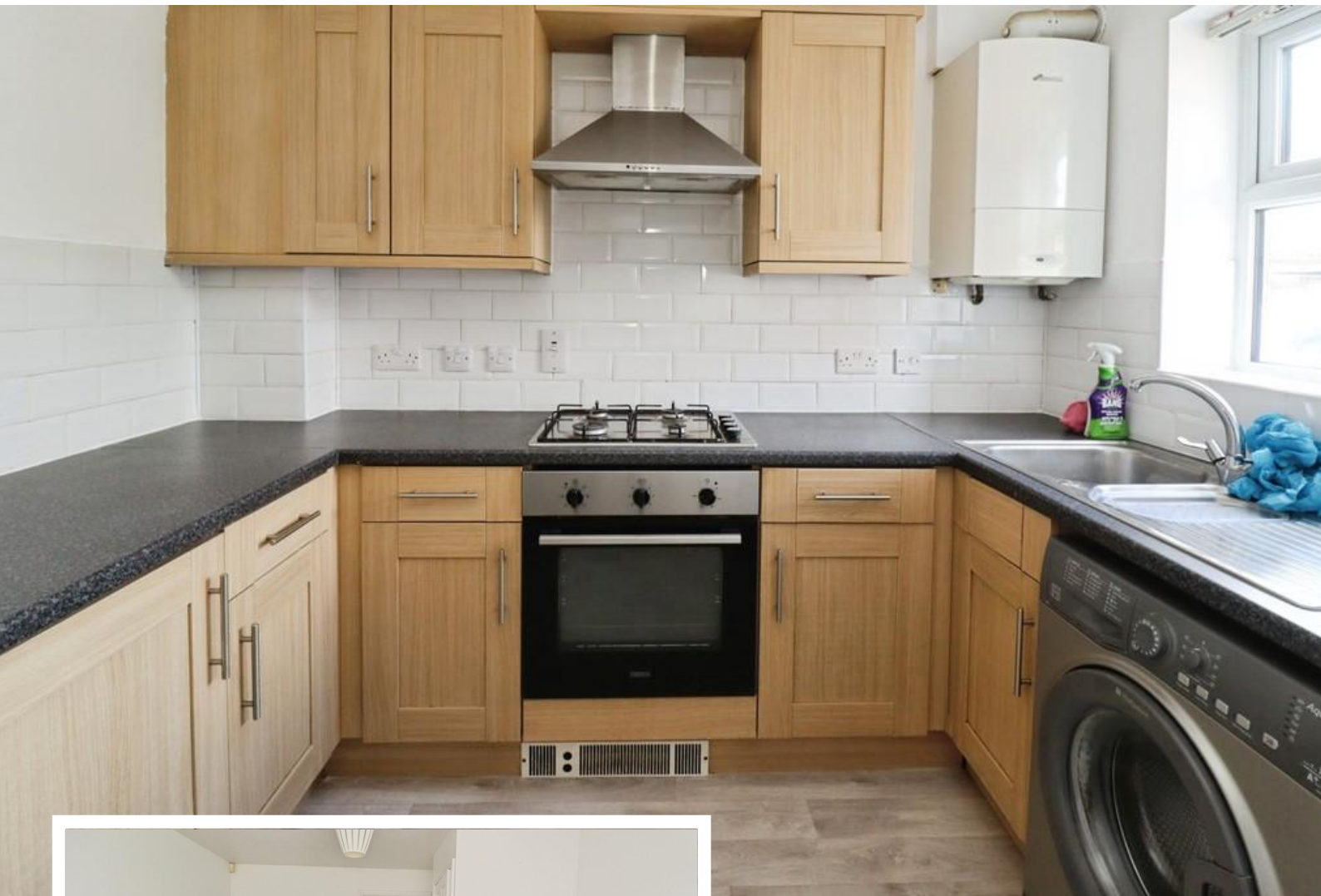


Book a Viewing!

£160,000

Situated just off Newark Road, to the south of the Cathedral City of Lincoln, this well presented Two Bedroom Townhouse has been tastefully improved by the current owners to create a stylish and comfortable home, ideal for first time buyers, professionals or investors alike. The well planned accommodation briefly comprises of modern fitted Kitchen, Cloakroom/WC, and a spacious Lounge/Dining Room with access to the rear garden. To the First Floor are two generous Double Bedrooms and a well appointed Family Bathroom. Externally, the property benefits from a block paved driveway providing off-street parking, a useful storage area, and an enclosed rear garden offering an ideal space for relaxing and entertaining. An internal viewing is highly recommended to fully appreciate the quality of accommodation on offer. NO CHAIN.





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 Lincoln Bishop University.

ACCOMMODATION

KITCHEN

9' 0" x 8' 7" (2.75m x 2.63m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven with gas hob and extractor fan over, integrated fridge, space for washing machine, wall mounted gas fired central heating boiler, tiled splashbacks, staircase to the first floor, and double glazed window window to the front aspect.

CLOAKROOM/WC

With close coupled WC, wall hung wash hand basin, tiled splashbacks and radiator.

LOUNGE/DINER

15' 0" x 11' 11" (4.59m x 3.64m) With double glazed sliding patio doors to the rear garden, under stairs storage cupboard and radiator.



FIRST FLOOR LANDING

BEDROOM 1

11' 11" x 9' 4" (3.64m x 2.85m) With two double glazed windows to the rear aspect and radiator.

BEDROOM 2

11' 11" x 8' 1" (3.64m x 2.48m) With two double glazed windows to the front aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, part tiled walls and radiator.



OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking, and an outdoor store. To the rear there is an enclosed garden laid mainly to lawn with a patio seating area and garden shed.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)



WEBSITE

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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.

GENERAL

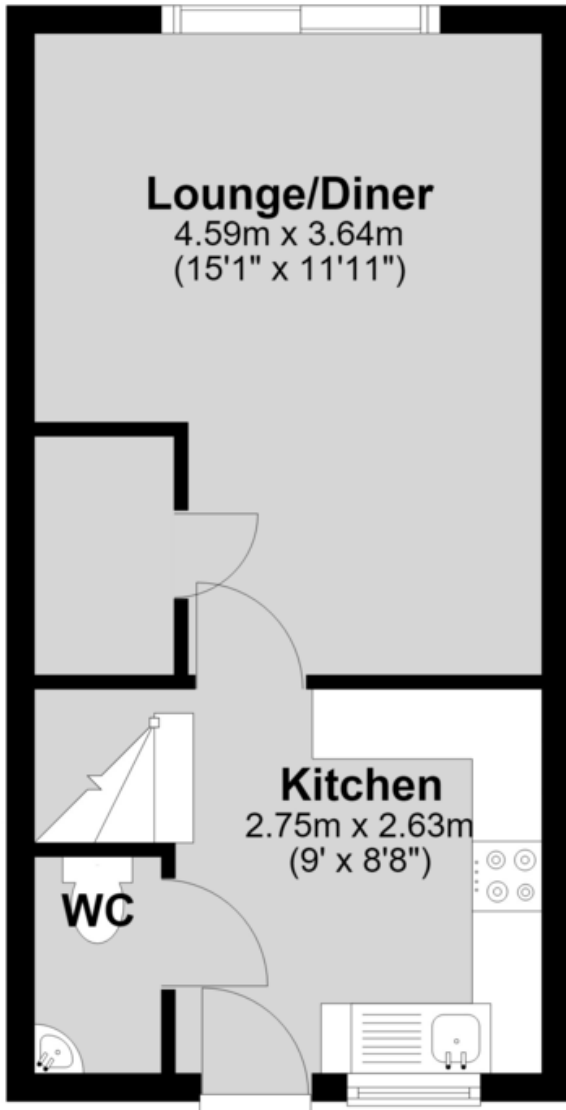
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. 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 verified.

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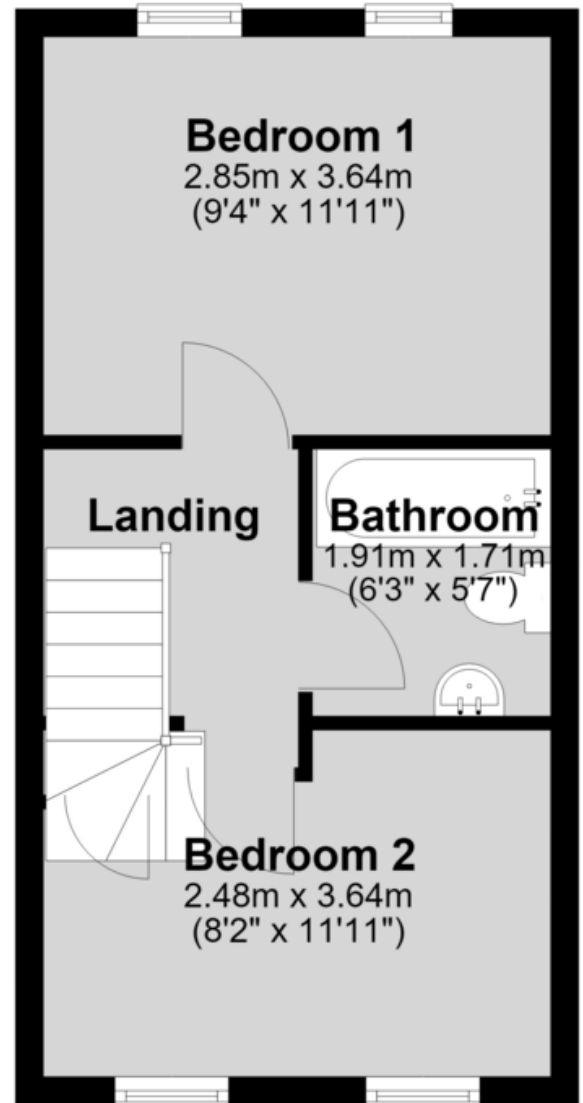
Ground Floor

Approx. 27.1 sq. metres (291.5 sq. feet)



First Floor

Approx. 27.0 sq. metres (290.3 sq. feet)



Total area: approx. 54.1 sq. metres (581.8 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



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