



- Terraced Period Home
- Versatile Living Throughout
- Views Overlooking South Park
- Rear Courtyard

- Four Double Bedrooms
- Accommodation Across Three Floors
- Kitchen/Diner
- City Lifestyle

South Park, Lincoln, LN5 8ER
£245,000





Starkey&Brown are delighted to offer for sale this impressive four-bedroom period terrace property, ideally positioned directly opposite the highly regarded South Park in Lincoln. Offering generous and versatile living space arranged over three floors, this characterful home provides an excellent combination of traditional features, spacious rooms and a fantastic city location, with views directly over South Park from the front of the property.

The ground floor is entered via a hall leading into the bay-fronted living room, which enjoys a particularly pleasant outlook over South Park. This generous reception room provides a comfortable principal living space, whilst further along the ground floor is a kitchen diner, offering plenty of room for a dining table and creating a sociable space for everyday family life and entertaining. One of the property's most appealing features is the versatile basement level, which provides two further generous rooms that could be used as additional bedrooms, reception rooms, home offices, hobby rooms, or a combination of uses depending on the purchaser's requirements. There is also a useful utility area and shower room, with access directly out to the rear courtyard, adding considerable practicality to this lower level.

To the first floor are two further well-proportioned double bedrooms, along with a three-piece suite family bathroom. Combined with the two versatile basement rooms, the property offers excellent flexibility for a growing family or anyone requiring additional space for working from home, guests or entertaining.

Externally, the property benefits from a stone-laid rear courtyard, providing a low-maintenance outdoor space with direct access from the basement level. To the front, the property enjoys wonderful views across South Park, whilst nearby on-street parking is available.

The location is a particular highlight. Situated directly opposite South Park, residents have access to extensive green open space, making it ideal for walking, running, exercising or simply enjoying the outdoors, whilst still being within easy reach of Lincoln city centre. The surrounding area offers a fantastic selection of local shops, cafés, restaurants, public houses and everyday amenities, with the city centre providing an even wider choice of shopping, leisure and entertainment facilities.

Council tax band: B. Freehold.



Access into:

Entrance Hall

Staircase to the first floor.

Living Room

12' 8" x 11' 11" (3.86m x 3.63m)

Having a uPVC double-glazed bay window to the front aspect, wooden floorboards, a radiator, coved ceiling, and a gas fireplace.

Kitchen Diner

12' 8" x 11' 0" (3.86m x 3.35m)

Having a range of base units, an electric oven with four-ring gas hob and extractor fan, wall-mounted boiler, a stainless steel sink with mixer taps, space for a fridge freezer, a uPVC double-glazed window to the rear, wooden floorboards, space for a fridge freezer, staircase to the first floor, fireplace with mantle (not in use) and a radiator.

First Floor Landing

Having loft access.

Bedroom 1

12' 5" x 11' 0" (3.78m x 3.35m)

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, and an overstairs storage cupboard.

Bedroom 2

11' 1" x 7' 4" (3.38m x 2.23m)

Having a uPVC double-glazed window to the rear aspect, carpeted, and a radiator.

Bathroom

8' 3" x 8' 0" (2.51m x 2.44m)

Three-piece suite comprising a panelled bath with handheld and rainfall shower unit, a low-level WC, wash hand basin, partially tiled walls, a radiator, cabinet with mirror and storage, and a frosted double-glazed window to the rear aspect.

Basement Floor

Accessed from the kitchen diner.

Bedroom 3

12' 4" x 11' 3" (3.76m x 3.43m)

Carpeted, fire escape window, understairs storage cupboard, and a radiator.

Bedroom 4/Reception Room

12' 0" x 10' 5" (3.65m x 3.17m)

Carpeted, a uPVC double-glazed window to the rear aspect, a cast-iron fireplace, a radiator, and a storage cupboard. Access to:

Utility Room

Space and plumbing for appliances, a door to the rear, and a radiator. Access to:

Shower Room

Three-piece suite comprising a shower cubicle, low-level WC, wash hand basin, frosted double-glazed window to the rear aspect, vinyl flooring and a radiator.

Outside Rear

Fenced surround, stone-laid garden, and staircase leading to the alleyway.

Outside Front

Views over South Park and on-street parking.

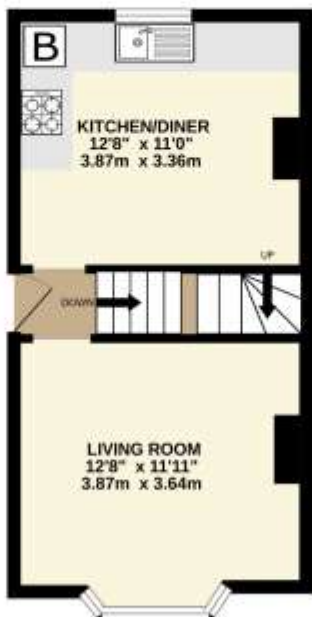




BASEMENT
376 sq ft (35.0 sq.m.) approx.

GROUND FLOOR
318 sq ft (29.3 sq.m.) approx.

1ST FLOOR
352 sq ft (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq ft (96.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplex ©2009

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



STARKEY
& BROWN
YOUR LOCAL PROPERTY PEOPLE