



South Park, LINCOLN LN5 8EN

welcome to

South Park, LINCOLN

A superbly spacious (circa 1400 sqft) three-bedroom terraced home situated in the highly sought-after South Park area of Lincoln, benefiting from off-road parking, attractive views over South Common, fitted working alarm system and generous internal accommodation.



Situated in the ever-popular South Park area of Lincoln, this impressive three-bedroom terraced property enjoys, period features, a lovely open outlook over South Common and is conveniently located close to a wide range of local amenities.

The property offers excellent internal living space (circa 1400sqft) and is approached via off-road parking to the front. Upon entering, the accommodation comprises an entrance porch leading into an entrance hall, a spacious lounge, a large dining room ideal for entertaining, and a fitted kitchen. There is also the added benefit of a useful cellar providing additional storage and a fitted working alarm system. To the first floor are three well-proportioned bedrooms and a family bathroom. The second floor offers a potential fourth bedroom, subject to the necessary planning consent, providing flexible space which could be used as additional accommodation, a home office or storage. Externally, the property boasts a well-maintained rear garden, creating a pleasant outdoor space. Overall, this is a fantastic property offering space, location and versatility in one of Lincoln's most desirable areas.

Entrance Porch

Entrance Hall

Lounge

Dining Room

Kitchen

Cellar

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Loft Room

Off Road Parking

Rear Garden



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welcome to

South Park, LINCOLN

- SPACIOUS (circa 1400 sqft) THREE BEDROOM TERRACED PROPERTY
- POPULAR SOUTH PARK LOCATION WITH VIEWS OVER SOUTH COMMON
- PERIOD FEATURES THROUGHOUT
- OFF-ROAD PARKING
- GENEROUS LOUNGE AND LARGE DINING ROOM

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers in the region of
£225.000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR124136 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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