



7 New Park Place

Lincoln, LN2 4ZL

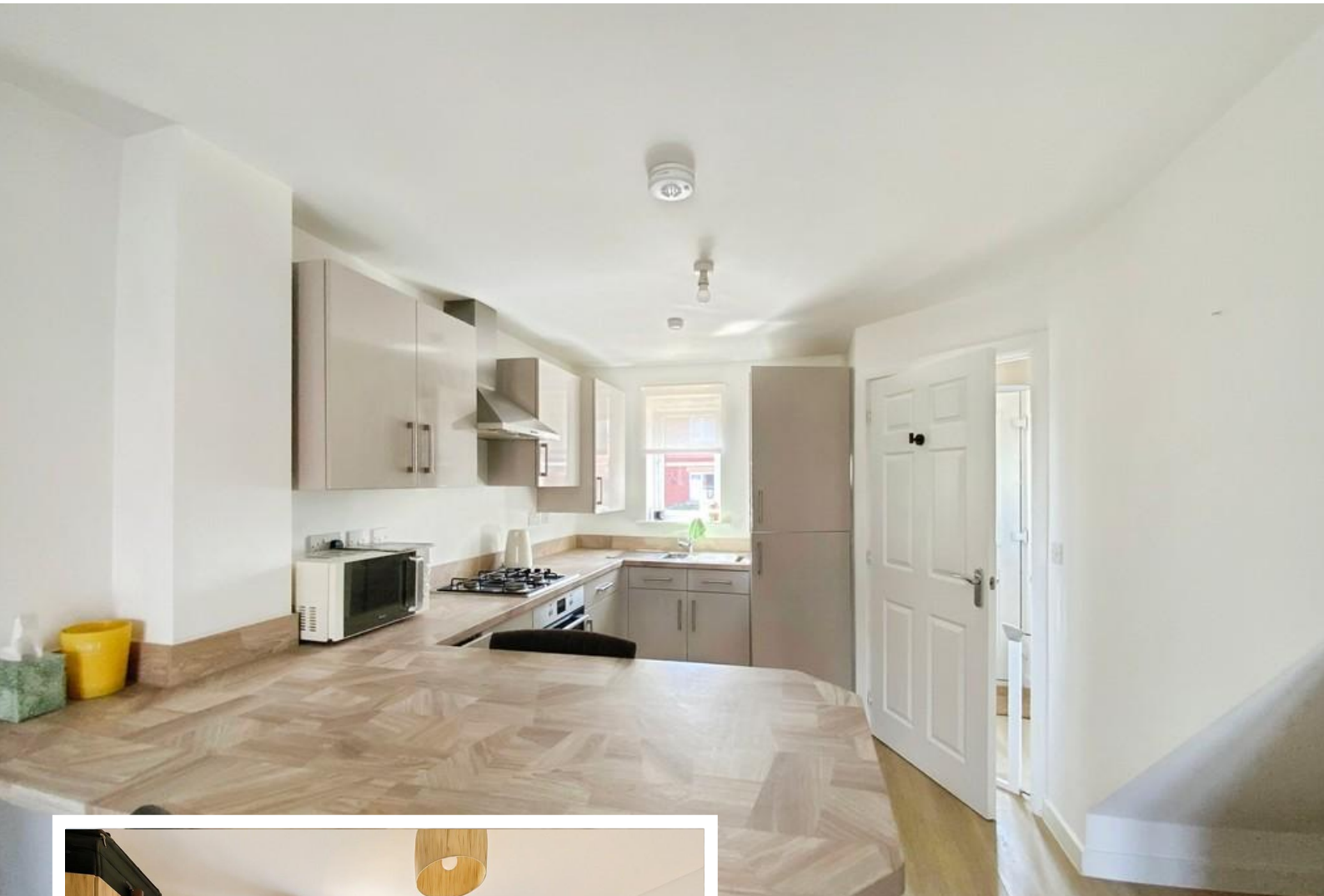


Book a Viewing!

£195,000

A three bedroom mid townhouse situated within this popular residential development on Bunkers Hill. The property offers well presented accommodation comprising of an Entrance Hallway, Ground Floor WC and an open plan Living Kitchen. To the first floor there are two Bedrooms and a Bathroom, with a further staircase rising to the second floor giving access to the Main Bedroom. Outside, there is an allocated parking space to the front and a garden to the rear. 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

INNER HALLWAY

With UPVC entrance door to the front elevation, radiator, staircase rising to the first floor and door to the open plan living/ kitchen.

OPEN PLAN LIVING ROOM/KITCHEN

22' 0" x 9' 2" (6.71m x 2.80m) With UPVC window to the front elevation, UPVC double doors to the rear garden, vinyl floor covering and radiator. The kitchen area is fitted with a range of modern base units and drawers with work surfaces over, breakfast bar, wall mounted cupboards, stainless steel sink and drainer with mixer tap, integral electric oven, four-ring gas hob with extractor above, integral automatic washing machine, integral fridge, integral freezer and concealed gas central heating boiler.



LIVING AREA

With vinyl floor covering, radiator and UPVC double doors opening to the rear garden.

GROUND FLOOR WC

Fitted with a low level WC, wash hand basin and radiator.

1ST FLOOR LANDING

With staircase rising to the second floor.

BEDROOM 2

7' 8" x 12' 4" (2.36m x 3.76m) With UPVC window to the rear elevation and radiator.

BEDROOM 3

7' 4" x 5' 7" (2.25m x 1.72m) With two UPVC windows to the front elevation and radiator. Currently used as a dressing room.



BATHROOM

6' 0" x 5' 7" (1.84m x 1.72m) Fitted with a suite comprising of a bath with shower over, low level WC and wash hand basin, radiator, partially tiled walls and extractor fan.

SECOND FLOOR LANDING

With storage cupboard and access to the Main Bedroom.

BEDROOM 1

20' 2" x 8' 11" (6.17m x 2.74m) With windows to both the front and rear elevations and radiator.



OUTSIDE

To the front of the property there is an allocated parking space. To the rear there is an enclosed garden with paved seating areas.

DISCLAIMER

Some images have been digitally enhanced and virtually staged using AI for illustrative purposes only to show how a room may look when furnished. These images do not necessarily reflect the property's actual appearance, condition, dimensions, layout, fixtures, fittings, outlook or finish. Unstaged photographs are available and interested parties should inspect the property in person and not rely solely on these images.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING — B.

COUNCIL TAX BAND — B.

LOCAL AUTHORITY - West Lindsey District 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](#)



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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

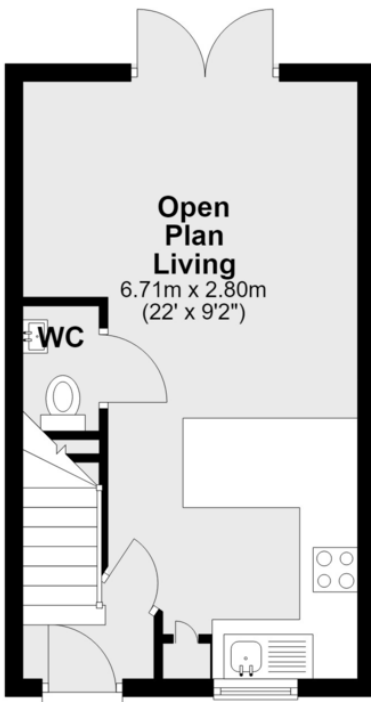
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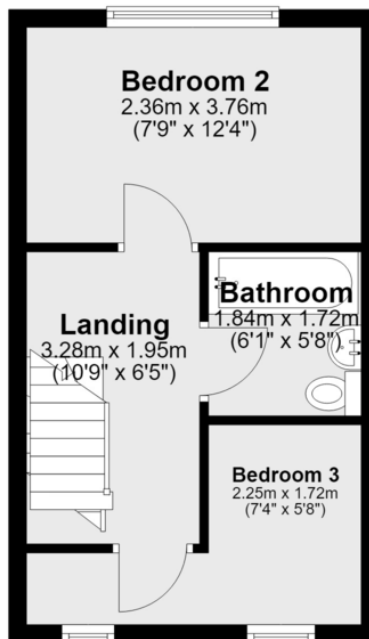
Ground Floor

Approx. 25.2 sq. metres (271.6 sq. feet)



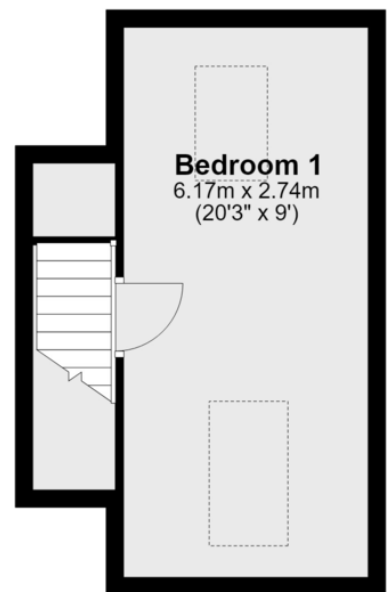
First Floor

Approx. 25.0 sq. metres (269.2 sq. feet)



Second Floor

Approx. 20.6 sq. metres (222.2 sq. feet)



Total area: approx. 70.9 sq. metres (762.9 sq. feet)

For Illustration Purposes Only
Plan produced using PlanUp.

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

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