



South Park, Lincoln



**£450,000**

- Victorian Town House
- Four Bedrooms
- Bathroom, Shower Room, En-Suite & Downstairs WC
- Three Reception Rooms
- Open Plan Living
- Enclosed Rear Garden
- Tenure: Freehold
- EPC Rating D



Stunning Victorian FOUR BEDROOM Town House located in the sought after area of South Park and boasting views over the South Common and Lincoln Cathedral. The property is situated over four floors and offers beautiful high ceilings and a stunning full glass structure to the rear offer a beautiful bend of character features and modern design.

The accommodation on offer comprises Entrance Hall, Lounge with feature Victoria fireplace, Breakfast Kitchen and Dining room to the ground floor. To the basement there is an open plan living area currently being used as a play room, Kitchen, Utility And WC. To the first floor there is the Main Bedroom with En-suite, Bedroom Four and Bathroom. To the second floor there are a further Two Double Bedrooms and Shower Room. Externally to the rear offer the property there is an enclosed lawned garden with patio and play area.

The property further benefits from Gas Central Heating and uPVC Double Glazing throughout.

### Entrance Hall

With stairs to the second floor and access to the kitchen.



**Lounge 15'11" x 13'2" (4.9m x 4m)**

With a bay window to the front aspect and fireplace.

**Kitchen 8'8" x 13'10" (2.6m x 4.2m)**

With a range of fitted wall and base units with worktops over, island with worktops over, sink with drainer unit, integrated appliances and hob with extractor fan and access to understairs storage.

**Dining Area 11'9" x 16'8" (3.6m x 5.1m)**

Overlooking the garden room and stairs to the ground floor.

**Games Room/Dining Room 26'0" x 12'8" (7.9m x 3.9m)**

With openings to the utility and garden room.

**Kitchen/Utility Room 5'5" x 13'1" (1.7m x 4m)**

With fitted wall and base units with worktops over and access to the games room/dining area.

**Garden Room 6'7" x 14'5" (2m x 4.4m)**

With floor to ceiling windows with skylights looking onto the rear garden and access to the games room/dining area.



**WC 5'0" x 5'2" (1.5m x 1.6m)**

With a low level wc and wash hand basin.

**Second Floor Landing**

With stairs to the first floor.

**Bedroom One 16'1" x 17'1" (4.9m x 5.2m)**

With windows to the front aspect, access to the en-suite and radiator.

**En-Suite 4'10" x 10'11" (1.5m x 3.3m)**

With a low level wc, stone wash hand basin and enclosed shower.

**Bedroom Four 9'1" x 10'11" (2.8m x 3.3m)**

With a window to the rear aspect and radiator.

**Shower Room 11'1" x 5'1" (3.4m x 1.5m)**

With a window to the rear aspect, low level wc, wash hand basin, enclosed shower and chrome heated towel rail.



### Third Floor Landing

With access to storage space and stairs to the second floor.

### Bedroom Two 16'0" x 17'2" (4.9m x 5.2m)

With windows to the front aspect and radiator.

### Bedroom Three 13'8" x 11'0" (4.2m x 3.4m)

With a window to the rear aspect and radiator.

### Bathroom 11'2" x 5'3" (3.4m x 1.6m)

With a window to the rear aspect, inset bath, low level wc, wash hand basin and chrome heated towel rail.

### Garden

To the front of the property is a pathway to the entrance door. To the rear is an enclosed garden with lawn and patio.

### Agents Note

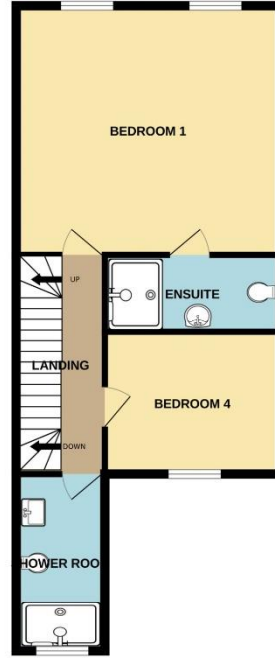
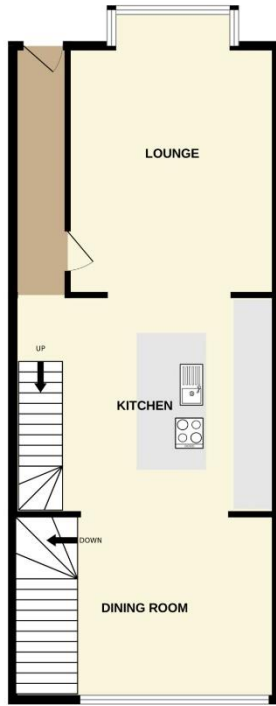
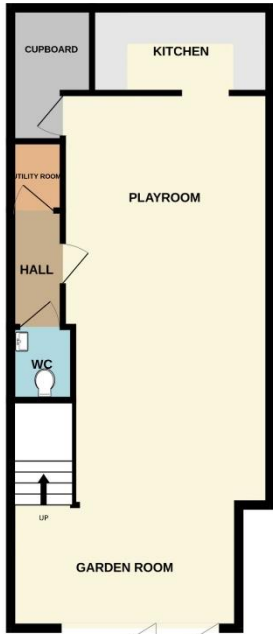
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BASEMENT  
627 sq.ft. (58.2 sq.m.) approx.

GROUND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.

1ST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.

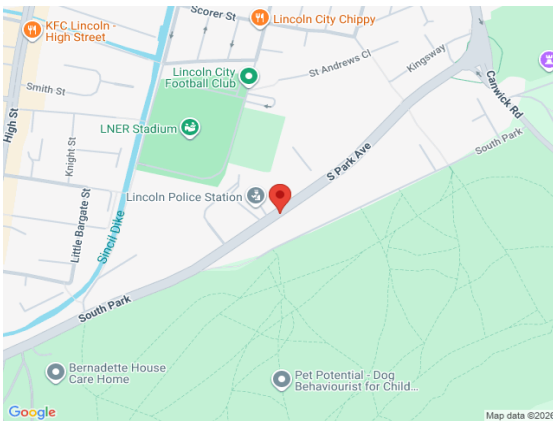
2ND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



53 SOUTH PARK

TOTAL FLOOR AREA : 2441 sq.ft. (226.8 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.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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