



Blenheim

47 South Park, Lincoln

BROWN & CO



Blenheim, 47 South Park, Lincoln

A beautiful Victorian semi-detached residence enjoying an enviable position overlooking the South Common. Extending to approximately 2,000 sq ft the property offers spacious, versatile accommodation arranged over three floors.

This attractive four-bedroom home combines period character with practical modern living, featuring well-proportioned reception rooms, including a bay-fronted lounge with cast-iron fireplace and a separate dining room, alongside a well-appointed kitchen with access to a balcony overlooking the rear garden and open aspect beyond. The first floor provides four generous bedrooms and a family bathroom, with many rooms enjoying elevated views across the South Common, enhancing the sense of space and setting. Of particular note is the substantial basement level, currently arranged as a garden room, utility space and WC, offering clear potential for further conversion (subject to the necessary consents), making it ideal for additional living accommodation, a home office or ancillary space.

Externally, the property benefits from a charming enclosed rear garden with mature planting, while to the front the house enjoys an attractive outlook across open green space. Perfectly positioned, the property is within comfortable walking distance of Lincoln City Centre, its amenities, and transport links.



Entrance Hall

Original stained glass door, stairs to first floor and down to basement level, two radiators, door to;

Lounge

Double glazed bay window to front elevation, cast-iron fireplace with gas fire insert, two radiators.

Dining Room

Double glazed casement window to rear elevation, gas fire, radiator.

Kitchen

Double glazed casement windows and door to side elevation with wrought iron steps down to garden, double glazed French doors to balcony, fitted wall and base units with stainless steel one and a half bowl sink and drainer, Zanussi built-in dishwasher, Hotpoint double oven, five ring gas hob with extractor over, two radiators.

First Floor

Bedroom One

Double glazed casement window to front elevation, cast-iron fireplace, radiator.

Bedroom Two

Double glazed casement window to rear elevation, built-in wardrobe, radiator.

Bedroom Three

Double glazed casement window to rear elevation, radiator.

Bedroom Four

Double glazed casement window to front elevation, radiator.

Bathroom

Double glazed casement window to side elevation, three-piece suite comprising panel bath with shower over, low flush WC, pedestal wash basin, fully tiled walls, two heated towel rails, extractor, airing cupboard.

Landing

With storage cupboard and small loft access hatch.

Basement

WC

Two piece suite comprising low flush WC, wash basin in vanity unit, extractor.

Garden Room

Double glazed French doors to rear elevation, radiator.

Utility Room

Double glazed casement windows to side elevation, built-in shelving and racking, base unit with stainless steel sink and drainer, space and plumbing for washing machine, Baxi boiler, radiator.

Outside

The front elevation offers a small garden area with wrought iron fencing and a pedestrian gate leading to a further gated side passageway. The rear elevation offers a walled garden with lawned areas, mature planting and a pond. To the rear of the garden wall is an area of green space which is not owned by the property.

Services

We understand the property offers mains water, gas, electric and main sewer connections.

Tenure & Possession

Freehold and for sale by private treaty.

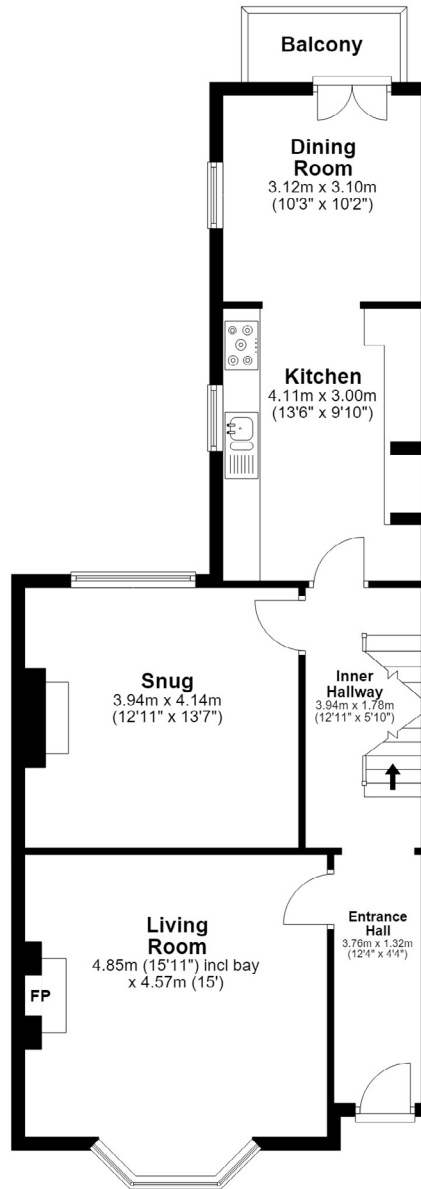
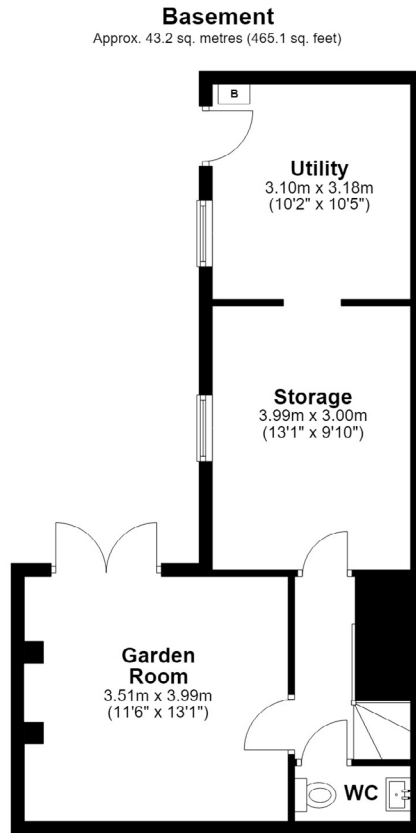
Council Tax

Band C



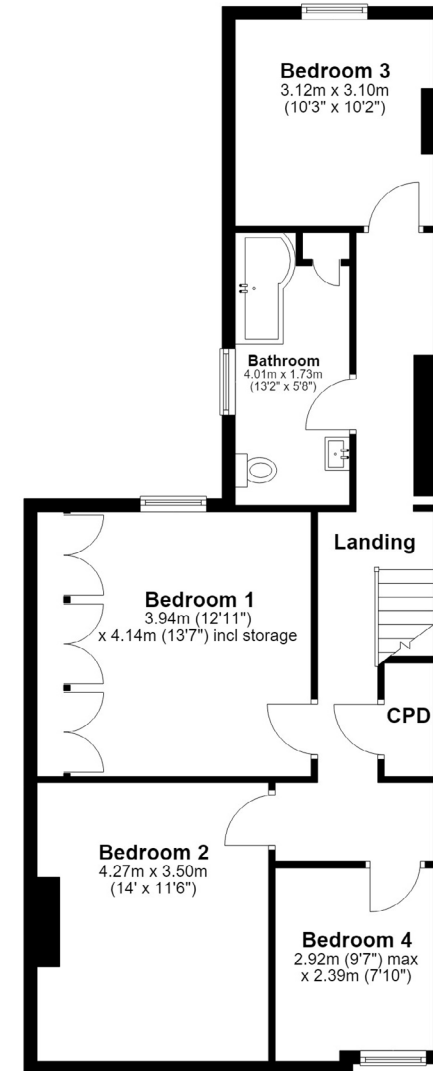
Ground Floor

Approx. 72.1 sq. metres (776.1 sq. feet)
(excluding Balcony)



First Floor

Approx. 71.9 sq. metres (774.1 sq. feet)



Total area: approx. 187.2 sq. metres (2015.3 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

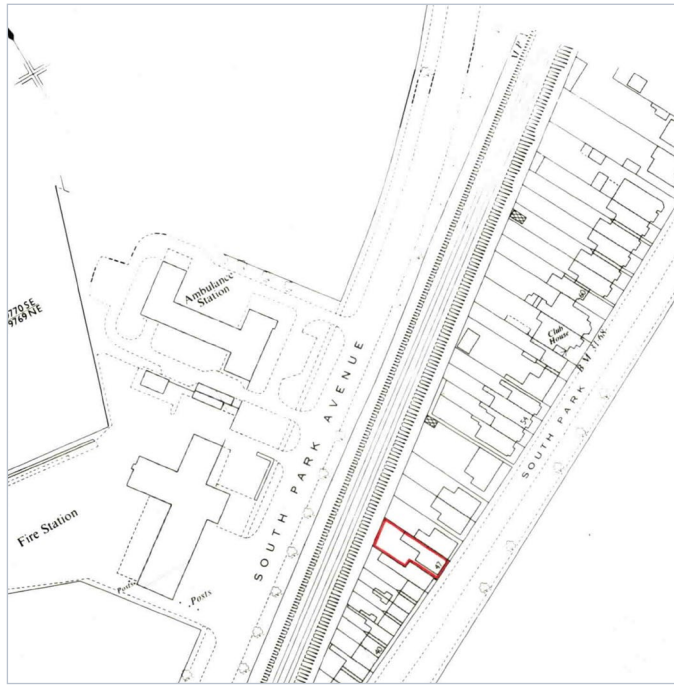
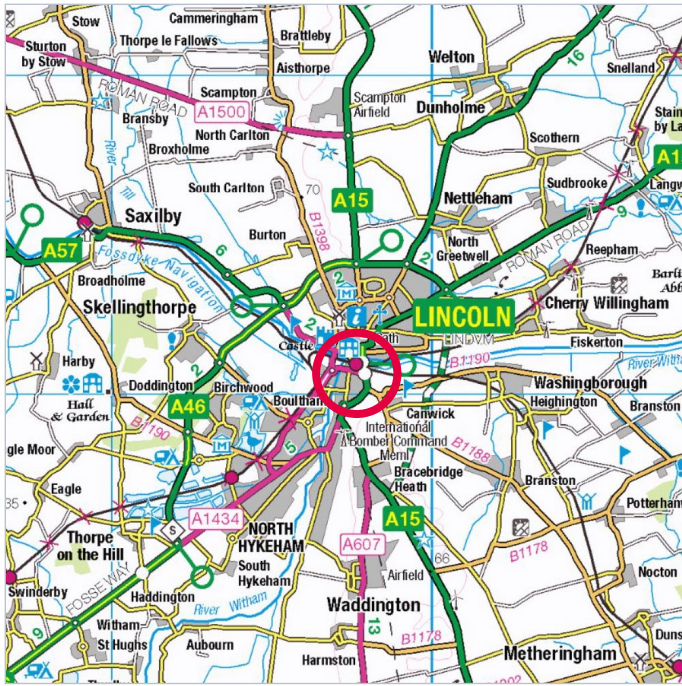
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Energy performance certificate (EPC)

47 South Park LINCOLN LN5 8ER	Energy rating E	Valid until: 25 March 2035
		Certificate number: 2903-3912-7194-8116-2011

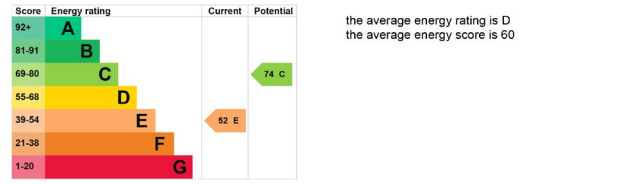
Property type	Semi-detached house
Total floor area	196 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score
This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



Directions - LN5 8ER
Entering Lincoln on Canwick Hill proceed alongside the South Common until you reach a left hand turn on South Park where the property can be found on your right hand towards the end of the road.

<https://what3words.com/caves.hotel.beats>

Mobile
We understand from the Ofcom website there is likely to be mobile coverage from EE, Three, O2 and Vodafone, but interested parties are advised to make their own enquiries with their network.

Broadband
Ofcom suggest that standard, superfast and Ultrafast broadband is available with a max download speed of 5500 Mbps and a max upload of 5500 Mbps.

Buyer Identity Check
Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Agents Note
Please note the property has been fully re-roofed and insulated in recent weeks and therefore the Epc rating is likely to have improved from the previous Epc conducted.

Viewing Procedure
Viewing of this property is strictly by appointment with the agents on 01522 504304.

Agent
James Mulhall 01522 504304
lincolnresidential@brown-co.com

IMPORTANT NOTICES
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