



**66 South Park**  
Lincoln, LN5 8ES

**£465,000**

A fantastic end-terraced period home situated in this stunning location to the south of the City, overlooking South Common. The property offers vast living accommodation briefly comprising of Entrance Porch, Hallway, three Reception Rooms, Kitchen and WC. Off the hallway, stairs lead down to a lower level and also up to the first floor. The lower level offers a Lobby, Store Room, Kitchen and Utility Area, WC, Shower Room and Reception Room overlooking the rear of the property. The First Floor Landing is split level with stairs leading to a Bathroom and WC, further stairs lead to three Bedrooms with En-suite WC/Dressing Room to Bedroom 1. A Second Floor Landing leads to three further Bedrooms and Shower Room. Outside there is a driveway providing off road parking and giving access to the rear of the property which provides further off road parking if required and access to the Detached Garage, a hardstanding area and a block paved area with a covered entertaining space. There is also the added benefit of a roof terrace accessed via the Kitchen. Viewing of the property is essential to appreciate the accommodation on offer.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**TENURE - Freehold.**

**VIEWINGS -** By prior appointment through Mundys.

**DIRECTIONS**

Leaving Lincoln south along Canwick Road, at the traffic lights proceed ahead on the righthand lane and then turn right onto South Park where the property can be located on the right hand side.

**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 Bishop Grosseteste College.





## ACCOMMODATION

### ENTRANCE PORCH

With double doors to the side elevation and door into hallway.

### HALLWAY

With exposed floorboards, stairs to the first floor, stairs to lower level and doors to three reception room.

### RECEPTION ROOM 1

15' 3" x 10' 2" (4.65m x 3.1m), with corner bay window to the front and side elevations, feature fire place with gas fire inset and radiator.

### RECEPTION ROOM 2

15' 3" x 12' 9" (4.65m x 3.89m), with bay window to the front elevation, fireplace with open fire and radiator.

### RECEPTION ROOM 3

14' 9" x 12' 7" (4.5m x 3.84m), with bay window to the side elevation, fireplace, radiator and door to kitchen.

### KITCHEN

20' 7" x 10' 2" (6.27m x 3.1m), with two UPVC double glazed windows and timber door to the rear elevation, exposed floorboards, fitted with a range of base units with work surfaces over, tiled splashbacks, Range oven with extractor fan over, stainless steel sink unit and drainer, plumbing and space for dishwasher, space for fridge, radiator, door to WC and lift giving access to the lower level and first floor.

### W.C

8' 5" x 5' 4" (2.57m x 1.63m), with sash window to the rear elevation, quarry tiled flooring, low level WC, wash hand basin, storage cupboards and radiator.

### LOWER LEVEL

#### LOBBY

With door to store room and kitchen.

#### LOWER LEVEL KITCHEN

15' 3" x 13' 9" (4.65m x 4.19m), with door to rear elevation, fitted with a range of wall, base units and drawers with work surfaces over and tiled splashbacks, integral oven, four ring gas hob, stainless steel sink unit and drainer, extractor fan, space for fridge freezer, radiator, door to WC and opening into utility area.

### W.C

6' 2" x 6' 1" (1.88m x 1.85m), with window to the side elevation, low level WC, wash hand basin and radiator.

### UTILITY AREA

20' 4" x 8' 0" (6.2m x 2.44m), with work surface, plumbing and space for washing machine and tumble dryer, two radiators, gas fired central heating boiler, access to the lift and doors to shower room and reception room 4.







**SHOWER ROOM**

11' 0" x 4' 8" (3.35m x 1.42m) , with tiled flooring with floor drain, fully tiled walls, electric wall shower and extractor fan.

**RECEPTION ROOM 4**

28' 8" x 13' 4" (8.74m x 4.06m) , with UPVC double glazed double doors and windows to the rear elevation, two UPVC double glazed windows to the side elevation and two radiators.

**SPLIT LEVEL FIRST FLOOR LANDING**

With stairs raising to the inner landing and giving access to the bathroom and WC.

**BATHROOM**

With bath, wash hand basin, partly tiled walls and two storage cupboards.

**WC**

With Velux window and low level WC.

**BEDROOM**

20' 2" x 13' 1" (6.15m x 3.99m) , with window to the side elevation, radiator, laminate flooring and door to en-suite WC/dressing room.

**EN-SUITE W.C / DRESSING ROOM**

9' 2" x 8' 7" (2.79m x 2.62m) , with window to the side elevation, low level WC, wash hand basin and radiator.



**BEDROOM**

15' 7" x 10' 4" (4.75m x 3.15m) , with feature corner bay window to the front and side elevations, wash hand basin and radiator.

**BEDROOM**

15' 6" x 13' 1" (4.72m x 3.99m) , with bay window to the front elevation and radiator.

**SECOND FLOOR LANDING**

With banister rail and doors to three bedrooms and shower room.



**BEDROOM**

15' 8" x 9' 8" (4.78m x 2.95m) , with window to the front elevation and radiator.

**BEDROOM**

12' 7" x 10' 5" (3.84m x 3.18m) , with window to the side elevation, built-in wardrobe and radiator.

**BEDROOM**

15' 9" x 9' 5" (4.8m x 2.87m) , with window to the side elevation and radiator.

**SHOWER ROOM**

7' 7" x 7' 6" (2.31m x 2.29m) , with Velux window and suite to comprise of low level WC, wash hand basin and walk-in shower cubicle and radiator.







## OUTSIDE

To the front of the property there is a gravel area with a driveway to the side providing off road parking and access to the rear of the property. To the rear of the property there is a further hardstanding area providing additional off road parking and access to the Detached Garage. There is a block paved area with a covered entertaining space. There is also the benefit of a roof terrace which is located off the kitchen.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME - HOW TO GO ABOUT IT

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### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### 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

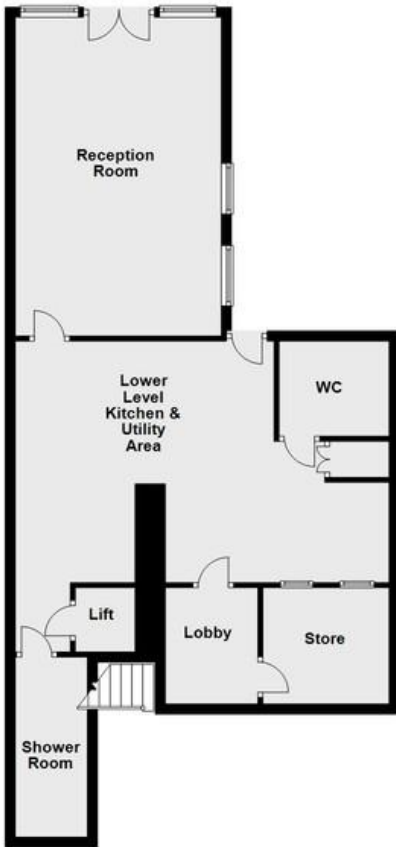
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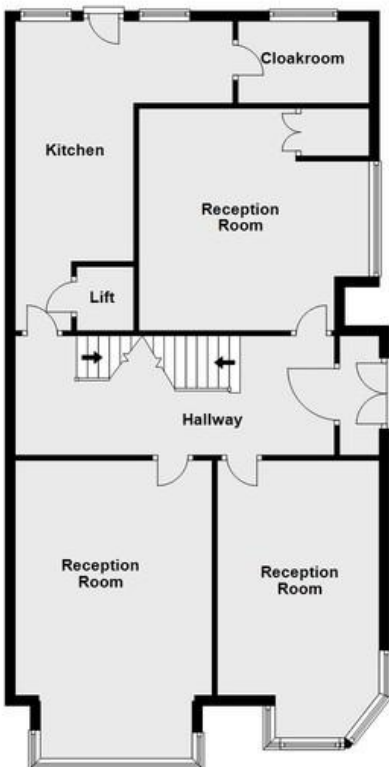
**Basement**  
Approx. 584.9 sq. feet



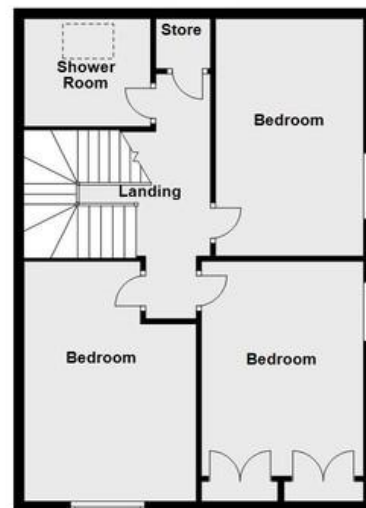
**First Floor**  
Approx. 1047.6 sq. feet



**Ground Floor**  
Approx. 1070.9 sq. feet



**Second Floor**  
Approx. 709.8 sq. feet



Total area: approx. 3712.9 sq. feet

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundy's Estate Agents  
Plan produced using PlanUp.

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