



9 South Park Lincoln, LN5 8EN

£325,000

City Living with views across the South Common! A fantastic five bedroom Victorian semi-detached family home situated to the south of the city within a short walk to the City Centre and South Common. The property offers spacious living accommodation which is well-presented throughout. The accommodation comprises of Entrance Porch, Hallway, Lounge, Dining Room, Breakfast Kitchen, Utility Room, WC, First Floor Landing leading to three Bedrooms and a Bathroom and the stairs leading to the Second Floor with two further Bedrooms. The property benefits from a blocked paved driveway providing off road parking and a low maintenance secure rear courtyard with an outbuilding. Viewing of the property is highly recommended to appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C

LOCAL AUTHORITY - Lincolnshire County Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln City Centre south along the High Street, at the south park roundabout turn left onto South Park and the property can be located on the left 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 University.



ACCOMMODATION

ENTRANCE PORCH

With UPVC double glazed window and door to the front elevation, tiled flooring and door to hallway.

HALLWAY

With solid wooden flooring, radiator, stairs to the first floor and doors to lounge, dining room and steps leading down to the WC and breakfast kitchen.

LOUNGE

12' 9" x 15' 0" (3.90m x 4.58m) , with bay window to the front elevation, feature fireplace and surround with open fire, ornate coving, ceiling rose and vertical radiator.

DINING ROOM

11' 9" x 12' 11" (3.60m x 3.95m) , with sash window to the entrance porch, UPVC double glazed double doors to the rear courtyard, radiator, ornate coving, ceiling rose and steps to the breakfast kitchen.

KITCHEN

11' 9" x 11' 9" (3.60m x 3.60m) , with UPVC double glazed window to the rear elevation, solid wooden flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, 1 1/2 bowl stainless steel sink unit and drainer with mixer tap, integral double oven, five ring gas hob and opening into the utility room.

UTILITY ROOM

11' 2" x 6' 7" (3.42m x 2.03m) , with UPVC double glazed window and door to the side elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces, tiled splashbacks, stainless steel sink unit and drainer, plumbing and space for washing machine and dishwasher and spaces for fridge freezer and tumble dryer

WC

With tiled flooring, low level WC, wash hand basin, radiator and under stairs storage area.

FIRST FLOOR LANDING

(split level), with radiator, stairs to the second floor and doors to three bedrooms and bathroom.

BATHROOM

10' 2" x 7' 1" (3.12m x 2.17m) With UPVC double glazed window to the side elevation, tiled flooring, fully tiled walls, suite to comprise of low level WC, wash hand basin and bath with electric shower over, radiator and extractor fan.

BEDROOM 1

15' 1" x 13' 2" (4.62m x 4.02m) , with UPVC double glazed window to the front elevation, laminate flooring, fitted wardrobe and radiator.

BEDROOM 2

11' 9" x 12' 7" (3.60m x 3.84m) , with UPVC double glazed windows to the front and rear elevations, fitted wardrobe and radiator.





BEDROOM 3

11' 9" x 11' 10" (3.60m x 3.63m) , with UPVC double glazed window to the rear elevation and radiator.

SECOND FLOOR LANDING

(split level), with doors to two bedrooms and storage cupboard.

BEDROOM 4

7' 10" x 9' 9" (2.41m x 2.99m) , with UPVC double glazed window to the front elevation and radiator.

BEDROOM 5

8' 9" x 9' 9" (2.67m x 2.99m) with UPVC double glazed window to the rear elevation and radiator.

OUTSIDE

To the front of the property there is a blocked paved driveway providing off road parking. There is a gate to the side leading to a low maintenance rear courtyard with an outbuilding.



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

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Slls & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westbay Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westbay Financial Services we will receive 30% of the fee which Westbay Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westbay Financial Services will pay between £10 and £30 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

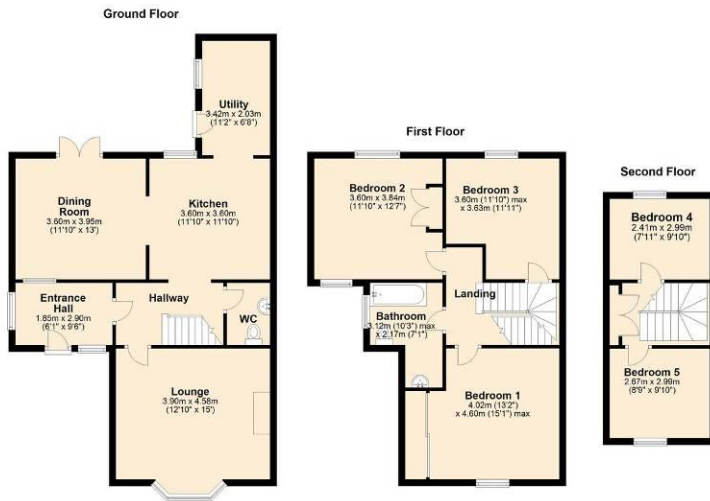
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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