



BY DESIGN

2 Canwick Villa

77B South Park, Lincoln, Lincolnshire, LN5 8ES

An exclusive ground floor apartment with wonderful views towards Lincoln Common

An exclusive ground floor apartment located on this sought-after, tree-lined cul-de-sac enjoys unspoilt views towards Lincoln Common and is within proximity to the city centre and the historic cathedral quarter. The ex-show apartment boasts excellent eco credentials and an upgraded interior, which features a fully fitted kitchen with quality appliances, a private parking space located at the front of the property, and no onward chain.









Accommodation

The property is accessed via a spacious hallway with a secure video entry system and a useful utility room. The open-plan kitchen/sitting area is a notable feature, enjoying idyllic views towards Lincoln Common. The quality fitted kitchen includes appliances such as a fridge/freezer, washing machine, dishwasher, four-ring gas hob, and oven. Additionally, the kitchen area is complemented by a breakfast bar.

The primary bedroom offers views towards the common and a spacious en suite shower room. Bedroom two, also a double room, enjoys side aspect views, and there is a well-appointed family bathroom. Externally, the property benefits from a private parking space located to the front of the property.

Agents' Note: The property has been finished to an extremely high standard, which includes internal oak veneered doors, quality work surfaces, a variety of Amtico flooring and carpets to all rooms, AEG appliances, a Grade A gas condensing boiler, internal alarm system and secure video entry system.









Location & Services

Canwick Villa is a selection of premium apartments situated within a sought-after development, located on the tree-lined cul-de-sac of South Park, at the bottom of the Common. The top of the Common encompasses the Viking Way long-distance footpath, while the Common itself is open hillside, providing an ideal space for walking and exploring in a tranquil and scenic environment.

The International Bomber Command Centre, a world-class facility acknowledging the efforts of Bomber Command during WWII, is located in close proximity. Nearby is the centre of Lincoln, a historic yet vibrant city with its magnificent cathedral and castle high on the hill, surrounded by quaint shops, galleries, and museums, including the popular Bailgate shopping area, offering everything you would expect from a major city.

For access further afield and direct commuting to London, there are frequent fast trains from Lincoln to London Kings Cross (around 2 hours). The A15 northwards provides easy access to the M180 motorway and Humberside Airport, while it is around a half-hour drive to the A1 South at Newark, where there is direct access from Newark Northgate train station to London Kings Cross in around 75 minutes. It is also around 35 minutes eastwards into the Lincolnshire Wolds, an Area of Outstanding Natural Beauty.

Services: Mains electricity, water, gas and mains drainage

Local Authority: Lincolnshire County Council

Tenure: Leasehold | Lease: 244 years, expiring in 2268

Service Charge: £1368 per year. This includes Building insurance, internal and external maintenance and window cleaning

Council Tax Band: B | Epc Rating: B | Sat Nav: LN5 8ES



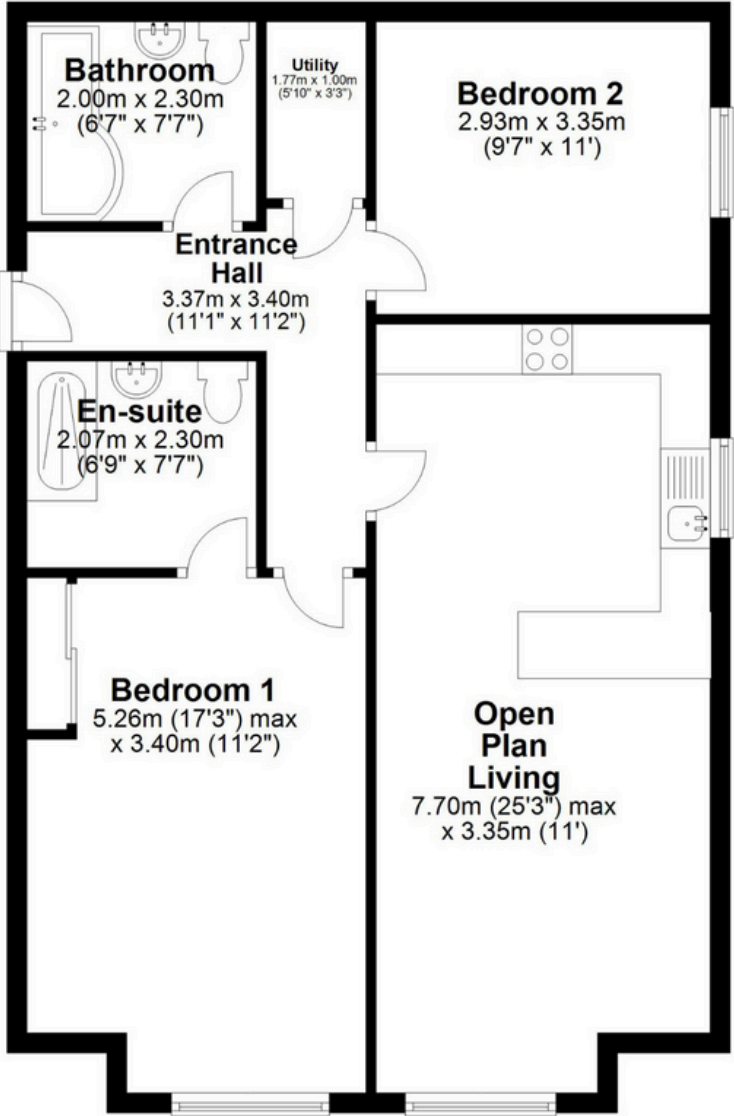






77B SOUTH PARK LINCOLN

GROUND FLOOR = 76.2 SQ M/ 781.5 SQ F





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National audience

local knowledge