



Park Lane
Lincoln

MOUNT & MINSTER

Park Lane

Lincoln

- Townhouse
- Two Bedrooms
- Lounge Diner
- Enclosed Rear Garden
- No Onward Chain
- Popular City Location

INTRODUCTION

Being sold with no onward chain, this modern two bedroom property comprises; Kitchen, WC, Lounge Diner, Two Bedrooms and Bathroom. Outside is an enclosed rear garden with allocated parking to the front.

LOCATION

The city of Lincoln is one of England's most historic cities, with the impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains to London and Edinburgh from Newark Northgate, within easy reach of Lincoln.

ACCOMMODATION

Kitchen

2.71m x 2.6m (8'10" x 8'6")

Laminate floor, uPVC double glazed window and door, fitted wall and base units, oven four ring gas hob, stainless steel sink and drainer, integrated fridge, space and plumbing for a washing machine, extractor fan, Worcester gas fired boiler, smoke alarm, tiled splashbacks and ceiling light.

WC

Laminate floor, low level WC, wall mount wash hand basin, radiator, extractor, tiled splashbacks and ceiling light.





Lounge Diner

4.56m x 3.6m (14'11" x 11'9")

Carpet, uPVC double glazed sliding door, radiator, ceiling light, smoke alarm and storage cupboard.

First Floor Landing

Carpet, smoke alarm and ceiling light.

Bedroom One

3.61m x 2.83m (11'10" x 9'3")

Carpet, two uPVC double glazed windows, radiator, ceiling light and loft access.

Bedroom Two

3.61m x 2.47m (11'10" x 8'1")

Carpet, two uPVC double glazed windows, radiator, ceiling light and cupboard.

Bathroom

Laminate floor, low level WC, pedestal wash hand basin, bath with mains shower over, extractor, ceiling light, radiator and tiled splashback.

OUTSIDE

Front - allocated parking and storage cupboard.

Rear - enclosed rear garden with patio.

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: C

COUNCIL TAX BAND

Council Tax Band: A

SERVICES

The property is centrally heated throughout with mains gas, water, electricity and drainage all connected. The agents have not tested the services and prospective purchasers are encouraged to satisfy themselves that all services and appliances included in the sale are in working order.

PARTICULARS

Drafted following clients' instructions of March 2020.

VIEWINGS

By prior arrangement with the Sole Agents (01522 716204).

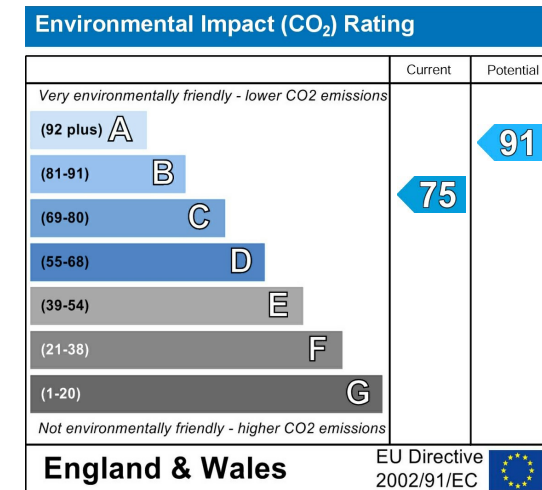
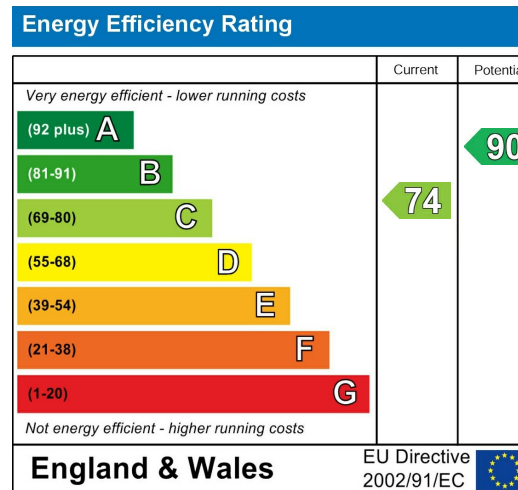
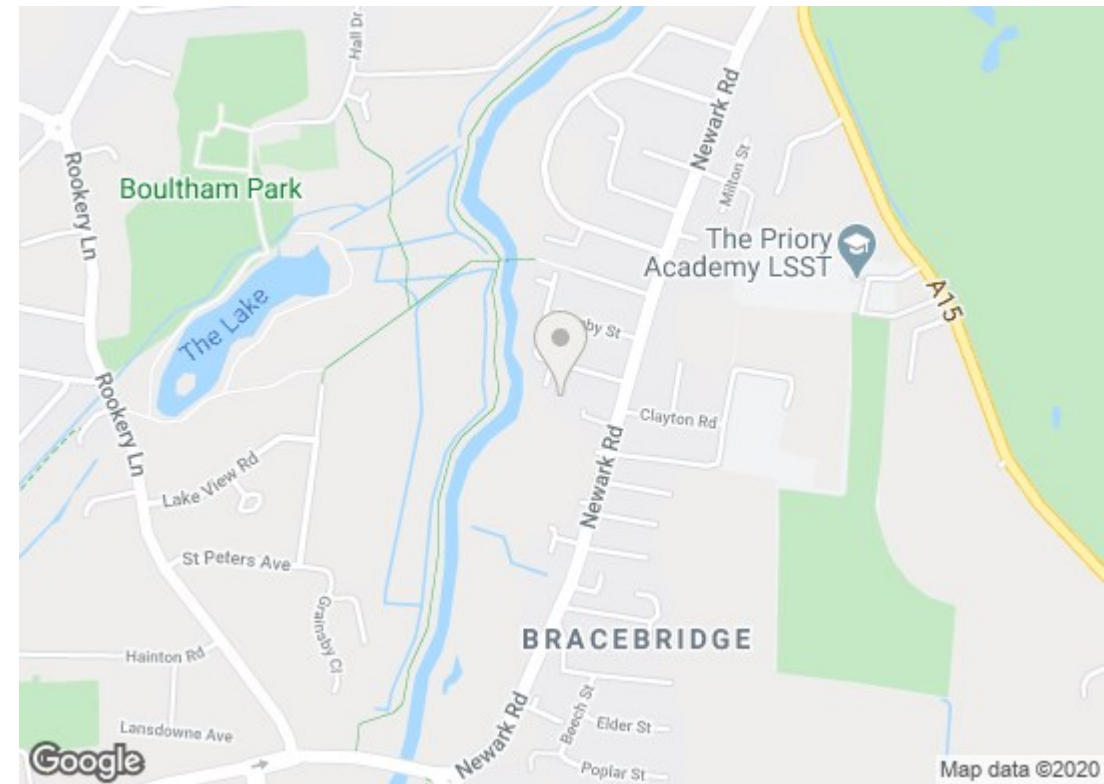
ADDITIONAL INFORMATION

For further details please contact Daniel Baines at Mount & Minster:

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