



20 St. Catherines

Lincoln, LN5 8LY

£265,000

NO ONWARD CHAIN - This is a four bedroomed mid terraced town house situated in this popular city location on St. Catherines. The property has spacious living accommodation comprising of Entrance Porch, Reception Hallway, Lounge, Dining Room, Kitchen, spacious ground floor Bathroom, Garden Room/Breakfast Room and First Floor Landing leading to Four Bedrooms and Family Bathroom. Outside there is off road parking to the front of the property and a garden to the rear.



St. Catherines, Lincoln, LN5 8LY



SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along the High Street which takes you onto St. Catherines where 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 College. The property is within close proximity to The Priory Academy LSST school of excellent repute and Lincoln City Centre, Tritton Road and North Hykeham are also close by, therefore making the property ideal for access to all amenities.



ENTRANCE PORCH

With door to the front aspect, tiled flooring and door to the inner hallway.

INNER HALLWAY

With door to the front aspect, tiled flooring, doors to the lounge, dining room, kitchen and family bathroom and under stairs storage cupboard.

LOUNGE

14' 11" x 15' 5" (4.55m x 4.70m) , with walk-in UPVC window to the front aspect, fireplace with decorative surround, radiator and coving to the ceiling.

DINING ROOM

12' 5" x 13' 10" (3.81m x 4.23m) , with UPVC window to the side aspect, doors to the rear aspect, decorative fireplace and radiator.

FAMILY BATHROOM

7' 9" x 11' 2" (2.37m x 3.42m) , with UPVC window to the side aspect, tiled flooring, partly tiled walls, suite to comprise of shower, roll top bath, WC and wash hand basin and radiator.

KITCHEN

11' 6" x 7' 10" (3.52m x 2.40m) , with UPVC window to the side aspect, tiled flooring, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, integral oven, four ring gas hob with extraction above, space for automatic washing machine, wall mounted cupboard with complementary tiling below, wall mounted gas central heating boiler and door to garden room.

GARDEN ROOM/BREAKFAST ROOM

8' 8" x 8' 9" (2.66m x 2.68m) , with UPVC window to the side aspect, double UPVC doors to the rear garden, tiled flooring and electric panel heater.

FIRST FLOOR LANDING

With doors to four bedrooms and bathroom and over stairs storage cupboard.

BEDROOM 1

13' 10" x 12' 7" (4.22m x 3.85m) , with UPVC window to the rear aspect and radiator.

BEDROOM 2

12' 7" x 13' 4" (3.86m x 4.08m) , with UPVC window to the front aspect and radiator.

BEDROOM 3

14' 0" x 11' 6" (4.27m x 3.53m) , with UPVC window to the rear aspect and radiator.

BEDROOM 4

9' 1" x 6' 5" (2.78m x 1.98m) , with UPVC window to the front aspect and radiator.

BATHROOM

7' 11" x 5' 3" (2.43m x 1.62m) , with UPVC window to the side aspect, suite to comprise of bath, WC and wash hand basin, partly tiled walls and a radiator.





OUTSIDE

There is off road parking to the front and to the rear of the property there is a covered seating area, shed and paved areas.

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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gibson Gray 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.

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

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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