



## 17 St. Catherines Court

Lincoln, LN5 8NX



[Book a Viewing!](#)

**£150,000**

A two bedroom mid terrace house situated in a quiet location just off Newark Road to the south of the City of Lincoln and within walking distance of Lincoln High Street and Lincoln South Common. Internally, the property has living accommodation briefly comprising of Porch, Lounge, Dining area, Kitchen and a First Floor landing which leads to two Bedrooms and a Bathroom. Outside there is a parking space to the front of the property and a garden to the rear. The property is being sold with no onward chain.



#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Freehold.

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

#### **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

### PORCH

With UPVC double glazed window and external door.

### LOUNGE

13' 9" x 13' 0" (4.19m x 3.96m) With UPVC double glazed window, radiator and stairs to first floor.

### DINING AREA

7' 11" x 6' 8" (2.41m x 2.03m) With UPVC double glazed double doors and radiator.

### KITCHEN

7' 11" x 6' 2" (2.41m x 1.88m) With UPVC double glazed window, tiled flooring, and fitted with a range of wall, drawer and base units with work surfaces over and a tiled splashback. Integral oven, four ring gas hob with extractor fan over and a stainless steel splashback, stainless steel sink drainer, and plumbing and space for washing machine.

### FIRST FLOOR LANDING

With airing cupboard and access to two bedrooms and bathroom.

### BEDROOM 1

13' 2" x 9' 3" (4.01m x 2.82m) With UPVC double glazed window, fitted wardrobe and radiator.

### BEDROOM 2

10' 2" x 6' 11" (3.1m x 2.11m) With UPVC double glazed window and radiator.

### BATHROOM

6' 6" x 5' 9" (1.98m x 1.75m) With UPVC double glazed window, fully tiled walls, low-level WC, wash hand basin, bath with shower attachment, radiator and extractor fan.

### OUTSIDE

To the rear of the property there is a decking area and a lawn garden.



#### 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

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, Bird & Co and Gilson 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, J Walter and Calum Lyman 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

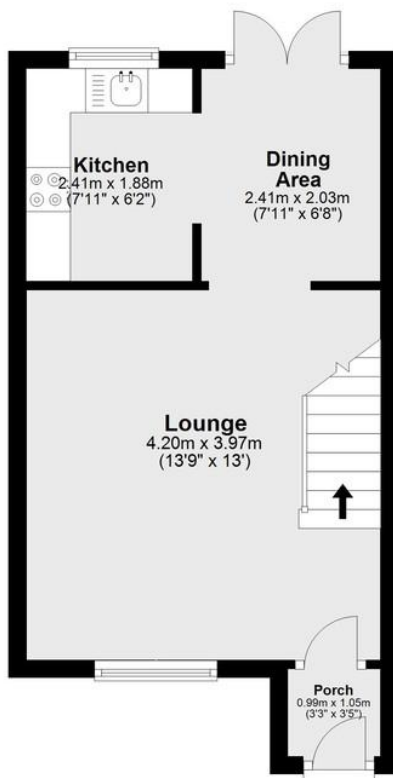
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

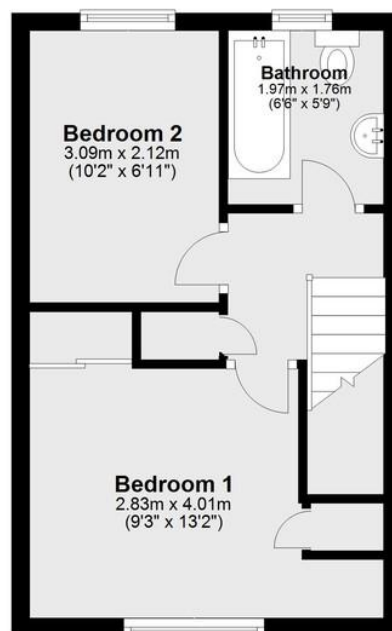
### Ground Floor

Approx. 27.9 sq. metres (300.1 sq. feet)



### First Floor

Approx. 26.6 sq. metres (286.6 sq. feet)



Total area: approx. 54.5 sq. metres (586.7 sq. feet)

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

Mundys Estate Agents  
Plan produced using PlanUp.

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

