



27 St. Catherines Grove

Lincoln, LN5 8NA



Book a Viewing!

£155,000

A well presented two double bedroomed bay-fronted mid-terraced house situated just off Newark Road and within a short walk of Lincoln High Street and the South Common. Internally the property has been tastefully updated by the current owner and offers living accommodation briefly comprising of Hallway, Lounge, Dining Room, Kitchen and First Floor Landing leading to two double Bedrooms and Bathroom. Outside there is a front garden with a shared passageway leading to the low maintenance rear garden with outside stores. Viewing of the property is essential to appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

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.



ENTRANCE HALL

With external door to the side elevation and stairs to the first floor.

LOUNGE

13' 9" x 11' 2" (4.19m x 3.4m) With three UPVC double glazed windows to the front elevation, fire surround with granite style hearth and radiator.

DINING ROOM

15' 5" x 11' 2" (4.7m x 3.4m) With UPVC double glazed window to the rear elevation, Amtico style flooring and radiator.

KITCHEN

10' 4" x 6' 5" (3.15m x 1.96m) With two UPVC double glazed windows and external door to the side elevation, Amtico style flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, 1 ½ bowl sink unit and drainer with mixer tap, space for freestanding cooker, space for fridge freezer, plumbing for washing machine and radiator.

FIRST FLOOR LANDING

With banister rail, radiator and access to the roof void.

BEDROOM 1

14' 9" x 10' 1" (4.5m x 3.07m) With two UPVC double glazed windows to the front elevation, built-in wardrobe and radiator.

BEDROOM 2

12' 3" x 7' 2" (3.73m x 2.18m) With UPVC double glazed window to the rear elevation, over stairs storage/hanging space and radiator.

BATHROOM

7' 4" x 6' 5" (2.24m x 1.96m) With UPVC double glazed window to the side elevation, Amtico style flooring, suite to comprise of low level WC, wash hand basin and bath with shower over, partly tiled wall and radiator.

OUTSIDE

To the front there is a small garden and a shared passageway leading to the low maintenance garden to the rear with two outside stores.





WEBSITE

Our detailed website show 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

SMS & 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 roughly 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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Ground Floor

Approx. 38.8 sq. metres (417.7 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



Total area: approx. 75.7 sq. metres (814.9 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

22 Queen Street
Market Rasen
LN8 3EH

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