



**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.



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SERVICES All mains services available. Gas central heating.

EPC RATING - D

COUNCIL TAX BAND - A.

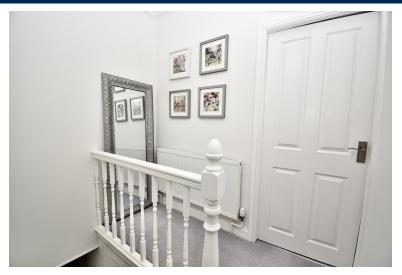
LOCAL AUTHORITY - Lincoln City Council.

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.





Ground Floor Approx



Our detaile d web site show sall our available properties and a loo gives extensive information on all aspects of moving home, local area information and helpful information for buyers and seller s. This can be found at mun dys.net

#### SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE adv ice 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.

First Floor 9 sa. metres (397.1 sq. feet)

Bedroom 2 3.73m x 2.18m (12'3" x 7'2")

Bedroom 1 4.48m x 3.08m (14'9" x 10'1")

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO Sills & Better kige, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Coand Gilson Gray who will be able to provide hidromation to you on the Conveyancing service sthey can offer. Shou ki 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 Callum 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 Financia I Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financia I Services we will receive a commission from them of £250 and in add Ition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of m ind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01 522 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

None of the services or equipment have been checked or tested.
All measurements are be lieved to be accurate but are given as a general guide and should be thoroughly checked.

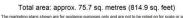
#### GENERAL

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

- The details are a gene ralout line for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy shas any authority to make or give representation or warranty whatever in relation to this property. 1.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other deta is should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a snot verified. 2.

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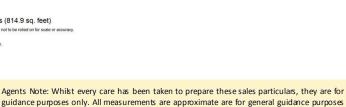




Mundys Estate Agents Plan produced using PlanUp.

29 – 30 Silver Street Lincoln **LN2 1AS** 

22 Queen Street **Market Rasen** LN8 3EH



upon and potential buyers are advised to recheck the measurements.

only and whilst every care has been taken to ensure their accuracy, they should not be relied

The Property Ombudsman