



St Catherine's Grove,
Bracebridge Low Fields,
Lincoln



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£1,350 PCM

- Option for Furnished or Unfurnished
- Three Bedroom End Terrace House
- Immaculately Presented
- City Centre Location
- Council Tax Band A
- Holding Deposit £311
- Deposit £1,557
- EPC Rating D



Immaculately presented three bedroom end terrace home situated in Lincoln City Centre. The accommodation features a spacious living room and an open-plan kitchen/dining area. Upstairs offers three well-proportioned bedrooms and a modern family bathroom. The property is available fully furnished, part furnished, or unfurnished to suit tenants' preferences. Externally, there is a private rear courtyard and on-street parking. EPC Grade D, Council Tax Band A. Available NOW!

Porch/Entrance Hall

With front door and windows to front aspect.

Living Room 17'7" x 12'11" (5.4m x 3.9m)

With bay window to the front aspect, oak effect flooring, and media wall. Stairs leading to the first floor, and access to the kitchen/dining area.

Kitchen/Dining Area 23'6" x 11'5" (7.2m x 3.5m)

Open plan kitchen diner with appliances including integrated electric oven and electric hob with extractor over, washing machine, and fridge freezer. With a range of base and eye level units, and drainer sink unit. Windows to rear and side aspect, oak effect flooring, and pvc double glazed back door leading to the courtyard.



Stairs and Landing

Stairs leading to the first floor.

Bedroom One 11'3" x 9'9" (3.4m x 3m)

Window to front aspect.

Bedroom Three 8'2" x 7'8" (2.5m x 2.3m)

Window to front aspect.

Bedroom Two 12'3" x 7'10" (3.7m x 2.4m)

Window to rear aspect.

Bathroom 10'4" x 6'7" (3.1m x 2m)

Modern fitted bathroom comprising suite of walk in shower with glass screen, WC, and basin on vanity unit. Window to side aspect, and skylight window above the shower.

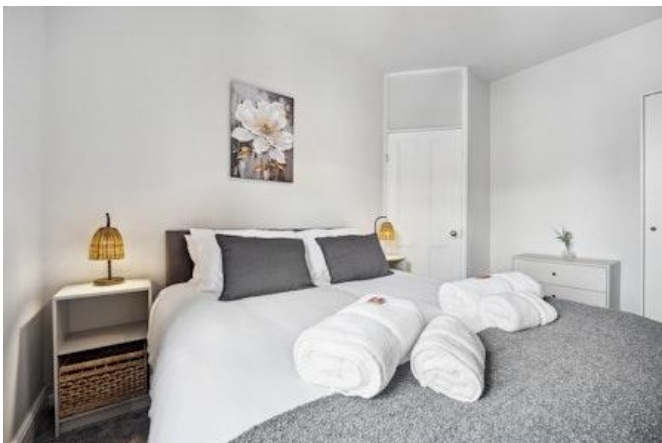
External

Walled courtyard garden situated to the rear of the property and with passageway access.

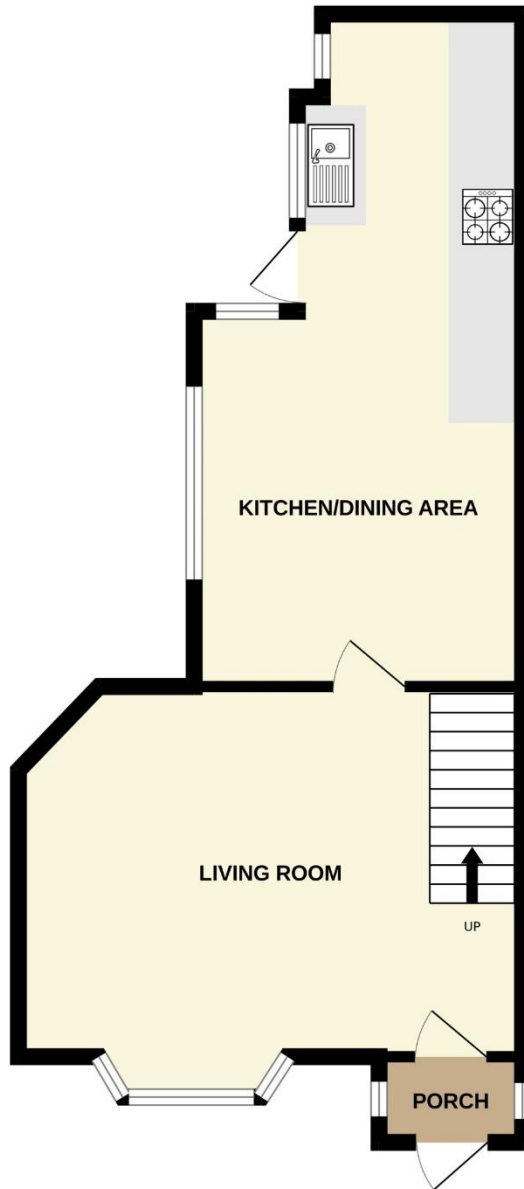
Agents Note

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GROUND FLOOR



1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk