



- Substantial Bay Fronted Town House
- Very Well Presented
- 3 Generous Double Bedrooms
- 2 Reception Rooms
- 11'9" Kitchen
- South-Facing Garden
- Viewing Highly Recommended
- Call Today To View!

St. Catherines Grove, Lincoln, LN5 8ND,
£185,000





THREE DOUBLE BEDROOMS AND SOUTH FACING GARDEN! Starkey&Brown are pleased to offer for sale this very well presented and surprisingly spacious bay fronted townhouse on St Catherines Grove. Accommodation briefly comprises entrance lobby, lounge with feature fireplace and bay window, separate dining room with french doors onto the rear garden, 11'9 kitchen, utility area, ground floor bathroom with four piece bathroom suite, spacious first floor landing and three generous double bedrooms. Outside the property benefits from a south facing garden which offers an excellent degree of privacy. Viewing highly recommended!! Council tax band: A. Freehold.



Entrance Hallway

Having side entrance door and stairs rising to first floor.

Lounge

13' 1" into bay x 13' 2" max (3.98m x 4.01m)

Having traditional style cast-iron coal effect gas fireplace with granite hearth, large bay window to front aspect with window seat, radiator, wall lights and coved ceiling.

Dining Room

13' 2" max x 12' 0" (4.01m x 3.65m)

Having coal-effect gas fireplace with tiled hearth and inset and wooden surround, attractive oak wooden flooring, radiator, dado rail, coved ceiling and French doors leading onto rear garden.

Kitchen

11' 9" x 6' 11" (3.58m x 2.11m)

Having a range of solid wood and wall base units, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, space for fridge, plumbing for washing machine, ceramic tiled floor and Worcester Bosch central heating boiler.

Utility Area

Having base unit with work surfacing over, space for full height fridge freezer, ceramic tiled floor and door to garden.

Bathroom

Having spacious 4 piece suite comprising tiled shower cubicle with mains fed shower and glass shower door, panelled bath, pedestal wash hand basin, low level WC, ceramic tiled floor, radiator, part tiled walls and extractor.

First Floor Landing

Having radiator, coved ceiling, wall lights and access to loft.

Bedroom 1

13' 2" into wardrobes x 12' 0" (4.01m x 3.65m)

Having fitted wardrobes, radiator and coved ceiling.

Bedroom 2

15' 2" x 8' 6" (4.62m x 2.59m)

Having radiator.

Bedroom 3

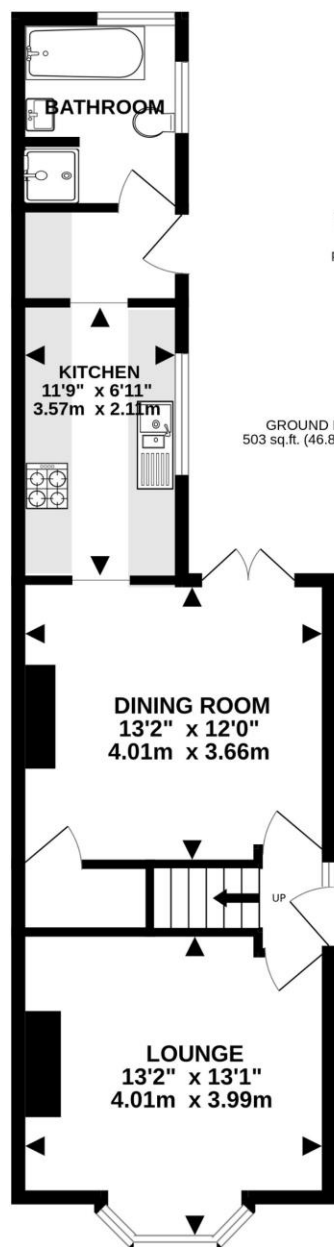
13' 7" x 8' 2" (4.14m x 2.49m)

Having radiator.

Outside Rear

To the rear of the property is a pleasant south-facing garden offering an excellent degree of privacy and comprising lawn with paved patio area, outside lighting, outside power point, cold water tap and gate leading to side.



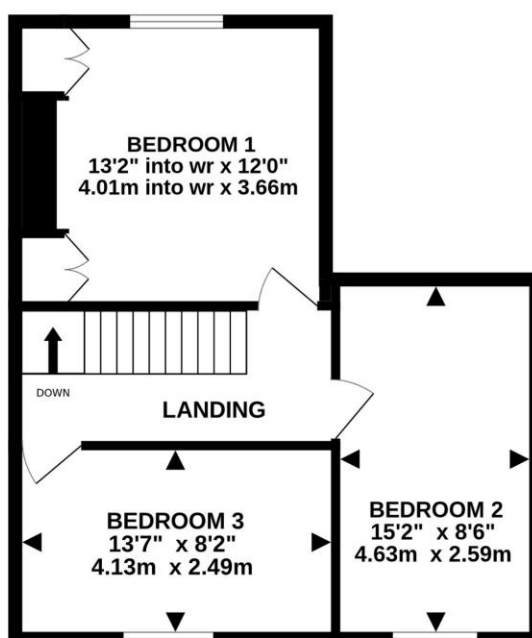


GROUND FLOOR
503 sq.ft. (46.8 sq.m.) approx.

TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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