



- Well-Presented End Terraced House
- Bay Fronted Lounge
- 3 Bedrooms
- En-Suite, Family Bathroom & WC
- South-Facing Enclosed Garden
- Private Parking Space
- Sold With No Onward Chain
- Call Today To View

St. Catherines Road, Lincoln, LN5 8DY
£215,000





Starkey&Brown is delighted to offer for sale this 3 bedroom end terrace property sold with no onward chain. Accommodation briefly comprises a welcoming hallway, kitchen diner, separate utility, downstairs WC, and a cosy bay fronted lounge. Rising to the first floor there are 3 bedrooms, master bedroom having an en-suite shower room and a family bathroom. To the rear there is a private enclosed south-facing garden. A single driveway to the front of the property with parking for 1 vehicle. The property is located within walking distance to the Lincoln city centre with nearby amenities close by, South Common, regular bus service and schooling. Call today to arrange a viewing. Council tax band: B. Freehold.



Entrance

A uPVC front door, engineered wood flooring, an understairs cupboard, a fuse board, a staircase to the first floor, and a radiator.

Lounge

13' 0" x 9' 8" max (3.96m x 2.94m)

Having a double-glazed sash bay window to the front aspect, engineered wood flooring, and a radiator.

Kitchen Diner

12' 4" x 11' 3" (3.76m x 3.43m)

Having a double-glazed sash window to the rear aspect, uPVC double-glazed French doors leading to the rear, laminate flooring, base and wall units with counter worktops, integrated electric oven with 4-ring gas hob, extractor hood, integrated fridge freezer, cupboard housing combi boiler (serviced annually), a stainless steel sink with mixer tap and drainer and a radiator.

Utility Room

Having laminate flooring, a single cupboard and worktop, and plumbing for a washer/dryer. Bosch washing machine will remain at the property. A dryer can be secured on the surface above the washing machine.

WC

Having laminate flooring, a low-level WC, a wash hand basin, and a radiator.

First Floor Landing

Carpeted, access to loft (insulated, no ladder, no lighting). Access to bedrooms and the bathroom.

Bedroom 1

14' 1" x 8' 9" max (4.29m x 2.66m)

Having a double-glazed sash window to the front aspect, carpeted, and a radiator. Access to:

En-Suite

Having a double-glazed sash window to the front aspect, laminate flooring, a low-level WC, a hand wash basin, a shower cubicle with tiling, and a heated towel rail.

Bedroom 2

11' 5" x 6' 4" (3.48m x 1.93m)

Having a double-glazed sash window to the rear aspect, carpeted, and a radiator.

Bedroom 3

11' 4" x 6' 4" (3.45m x 1.93m)

Having a double-glazed sash window to the rear aspect, carpeted, and a radiator.

Family Bathroom

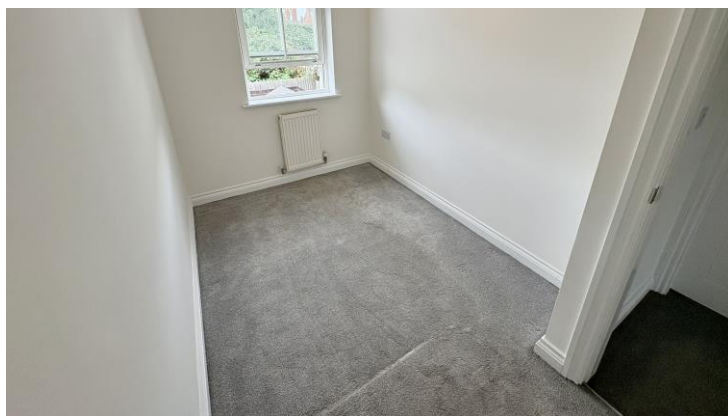
Having a double-glazed frosted sash window to the side aspect, laminate flooring, a low-level WC, a panelled bath with overhead shower, a wash-hand basin, and a heated towel rail.

Outside Front

Driveway parking for 1 vehicle.

Outside Rear

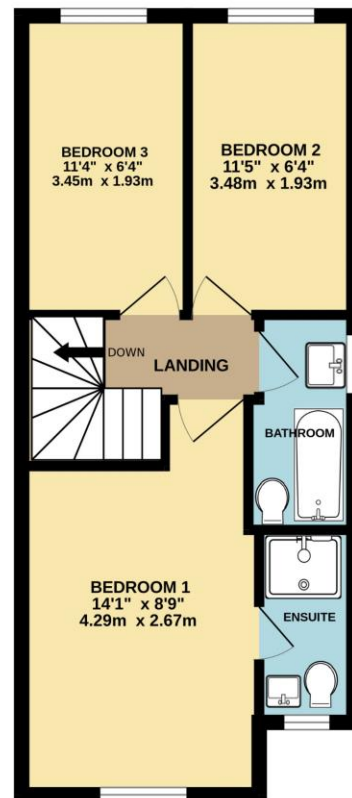
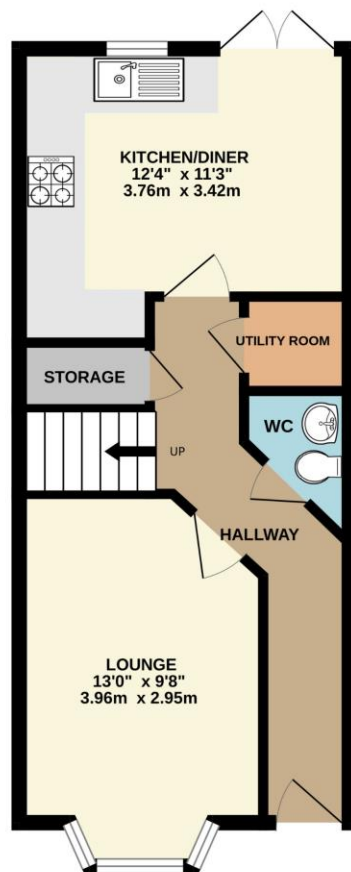
Having a fenced perimeter. A gate leading to the front aspect. South-facing and is mostly laid to lawn with a patio area and a shed (to remain with the sale of the property).





GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.

1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 851 sq.ft. (79.1 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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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.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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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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