

**St. Catherines Court, Lincoln LN5 8NX** 



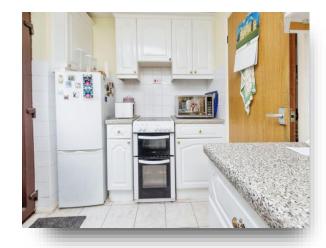
# welcome to

# **St. Catherines Court, Lincoln**

Situated within a popular residential area near to Lincoln City Centre is this semi-detached bungalow, enjoying local access to a wide range of amenities, ample driveway parking, a fully enclosed rear garden and two bedrooms.













#### **Entrance Porch**

With obscured double glazed window to the front and carpet flooring.

#### Lounge

13' 2" x 12' 2" max ( 4.01m x 3.71m max )

With double glazed bay window to the front, electric fireplace, coving to the ceiling, carpet flooring and radiator.

#### Kitchen

10' 1" x 6' 9" ( 3.07m x 2.06m )

With double glazed window to the front, double glazed door to the side, a fitted kitchen in a range of wall and base units with work surfaces, tiled splashback, space for cooker, space for fridge freezer, space for washing machine, inset stainless steel sink and drainer, and tiled flooring.

#### Inner Hall

With loft access point and storage cupboard.

#### **Bedroom One**

11' 4" x 9' 1" max ( 3.45m x 2.77m max ) With double glazed window to the rear, coving to the ceiling, carpet flooring and radiator.

#### **Bedroom Two**

8'  $3'' \times 9'' \mod (2.51 \text{m} \times 2.74 \text{m} \mod )$  With double glazed window to the rear, coving to the ceiling, carpet flooring and radiator.

#### **Shower Room**

With obscured double glazed window to the side, corner shower, wc, wash hand basin with vanity under, heater, extractor fan, radiator and tiling to the walls and floor.

#### Outside

Shared access leads to a gravel driveway situated at the front of the property, providing off road parking for up to three cars. To the rear is a fully enclosed garden with a patio area ideal for seating and an area of lawn bordered by a range of trees and shrubs.





### welcome to

## St. Catherines Court, Lincoln

- SEMI-DETACHED BUNGALOW
- POPULAR RESIDENTIAL LOCATION
- AMPLE DRIVEWAY PARKING
- ENCLOSED REAR GARDEN
- AMENITIES, TRANSPORT LINKS & SCHOOLING NEARBY

Tenure: Freehold EPC Rating: D

# £158,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR121648



Property Ref: LCR121648 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown

01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1FW



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.