



**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" x 9' max ( 2.51m x 2.74m max )

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.



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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

Council Tax Band: A

offers over

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR121648 - 0007

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