



St. Catherines, Lincoln

Asking Price £430,000


MARTIN & CO

St. Catherines, Lincoln

House - Semi-Detached
4 Bedrooms, 2 Bathrooms

Asking Price £430,000

- Extensively Renovated
- Fitted Breakfast Kitchen with Appliances
- New Gas Central Heating System
- Full Electrical Rewire
- TV Points and Home Network Ready CAT6 Wired
- Driveway Parking
- Popular Location
- No Onward Chain
- FREEHOLD - COUNCIL TAX BAND D
- EPC RATING - C

Four bedroom period home with a wealth of charm and character, lovingly restored and updated whilst retaining many of its original features throughout. Having undergone an extensive renovation this property is ready for its next family to enjoy for many years to come. Sold with no onward chain.



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Lincoln City Centre is a short walk away which offers many amenities to include shops, public houses and schooling of all ages to include the Outstanding Ofsted Rated LSST Priory.

EPC Rating - C
Council Tax Band - D
Tenure - Freehold

EXTERNAL PORCH

Original tiled floor and side panels, light fitting.

HALLWAY

Entering via a partially glazed door with side windows and original stained glass detailing onto the original feature tiled flooring. Decorative stairs rising to the first floor, two radiators, three pendant fitting and an understairs cupboard housing the mains consumer unit.

RECEPTION ROOM

19'2" x 16'0" measured into the bay
PVC bay windows to the front and side aspects, carpet flooring, lighting and two radiators.



RECEPTION ROOM

17'9" x 14'8" measured into the bay
PVC bay window, carpet flooring, lighting and a radiator. Chimney has a compliant flue fitted ready for a log burner or gas fire.

CLOAKROOM

9'4" x 3'6"
Low level WC, vanity wall sink, heated towel rail, PVC window, original tiled flooring, spot lit ceiling and extractor.

DINING ROOM

15'11" x 11'8" measured into the bay
PVC bay window, carpet flooring, pendant fitting and a radiator.

KITCHEN/BREAKFAST ROOM

20'10" x 13'10"
Base and eye level units with oak work surfaces and tiled splash backs, inset composite sink with drainer grooves. Spacious matching island incorporating a breakfast bar. Fitted double oven, electric hob with extractor over, integrated dishwasher, washer dryer and fridge freezer. Herringbone wood flooring, lighting, two PVC windows, Velux windows and a PVC door to the rear. Two radiators, mains consumer unit and Ideal boiler housed.



STAIRS/LANDING

Carpet runner to stairs with carpet flooring to the landing, decorative banister and hand rail, two radiators, three pendant fittings, lockable storage cupboard housing the cylinder with controls and PIR lighting.

MASTER BEDROOM

19'2" x 16'4" measured into the bay
PVC bay window and side window, carpet flooring, lighting and two radiators. Separate dressing area.

ENSUITE

9'5" x 6'4"
Low level WC, vanity wall sink and a panel bath with a luxury rainfall showerhead and handheld shower head sprayer. PVC window, tiled flooring, recessed bathroom storage, heated towel rail, spot lit ceiling and extractor.

BEDROOM

14'8" x 11'2" max measurements
PVC window, carpet flooring, radiator, pendant fitting and a lockable storage cupboard with PIR lighting.

BATHROOM

10'1" x 6'8"
Low level WC, vanity wall sink and a panel bath with a luxury rainfall showerhead and handheld shower head sprayer. PVC window, tiled flooring, heated towel rail, spot lit ceiling and extractor.

BEDROOM

10'6" x 8'6"
PVC window, carpet flooring, radiator and a pendant fitting.

BEDROOM

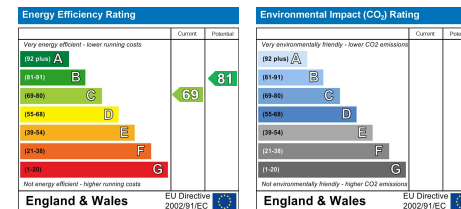
13'11" x 11'5"
PVC window, carpet flooring, radiator and a pendant fitting.

OUTSIDE

To the rear is a spacious gravelled driveway for multiple vehicles to park off road. Steps lead up to the garden with a decked area and privacy fencing, light and power. Gated access to the entrance footpath, planted borders, water supply and lighting.

FIXTURES & FITTINGS

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.







Floor 0



Floor 1



Approximate total area⁽¹⁾
201.95 m²
2173.73 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

