



46 St Catherine's Grove  
Lincoln. LN5 8NA

**BELL**





## 46 St Catherine's Grove Lincoln

This a well located mid-terrace home, with a pleasant, almost country setting to the rear, and garden running down to the southern bank of the River Witham. The two bedroom, two reception room based accommodation has been successfully let for some considerable time and would now benefit from a comprehensive scheme of refurbishment.

St Catherine's Grove is very conveniently located for access to an excellent range of city centre shopping and social facilities.

### ACCOMMODATION

**Entrance Lobby** having glass panelled front entrance door, staircase up to first floor. Doors through to adjoining dining room and to:

**Lounge** having a view from the bay window over the front of the property; chimney breast with fireplace, TV point and radiator,

**Dining Room** having a very pleasant outlook down towards the rear of the property; chimney breast with fitted gas fire, delft shelf. Door through to:

**Kitchen** having a westerly aspect; a range of fitted kitchen base, drawer and wall units, work surface areas with single drainer one and a half bowl sink unit inset, room for laundry white good beneath, space to one corner space for upright fridge/freezer. To one end of the room there is built-in shelving, tiled splash back to all fitted work surface areas, access to roof space, tiled floor, and radiator. Door through to:





**Rear Entrance Lobby** with uPVC double glazed panelled entrance door to rear grounds.

**Shower Room** comprising; corner shower cubicle with Mira shower fitting, pedestal wash hand basin, tiling to all walls to full height and access to roof space.

### First Floor

#### Landing

**Bedroom 1** with a westerly outlook down over St Catherine's Grove; clothes hanging alcove over stairwell area and radiator.

**Bedroom 2** with a very pleasant northerly outlook across the rear of the property and the country style aspect along the banks of the adjoining river Witham; radiator.

Bathroom comprising; panelled bath, pedestal wash hand basin and low level WC. Built in boiler cupboard containing the Baxi gas fired central heating boiler; tiling to about the suite area to dado rail height and radiator.

### OUTSIDE

To the front of the property, there is on street permit parking available for residents, a small yard area to the front of the house with a low retaining wall and a passageway through the terrace which provides access to the rear.

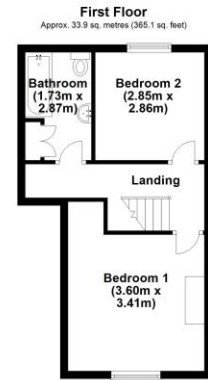
There is a rear concrete yard area onto which the rear entrance lobby door open and an accompanying old fuel store and outside toilet with high-level WC. There is a good sized garden area which has been predominantly laid to lawn with accompanying borders containing some attractive shrubs. There is a useful timber Garden Shed. The garden is well enclosed by panelled fencing to the eastern and western boundaries and to the rear there is a low retaining flood wall along the river bank, on which some residents in the area have created fishing/seating decks from where they can enjoy the waterside setting.







**Ground Floor**  
Approx. 40.6 sq. metres (437.4 sq. feet)



**Total area: approx. 74.6 sq. metres (802.5 sq. feet)**  
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy. Plan produced using PlanItUp.

**Important Notice:** The property stands in a river flood risk area. We have been informed by the sellers that the house accommodation has not been flooded during their period of ownership. We must advise that all potential buyers must make their own appropriate, prudent and diligent inquiries as to the flood risks in this area of the city.

Lincoln City Council – Tax band: A

ENERGY PERFORMANCE RATING: D

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln Office...

43 Silver Street, Lincoln. LN2 1EH.  
Tel: 01522 538888  
Email: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org)  
Website: <http://www.robert-bell.org>

Brochure prepared 28.08.2024

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[www.robert-bell.org](http://www.robert-bell.org)

