

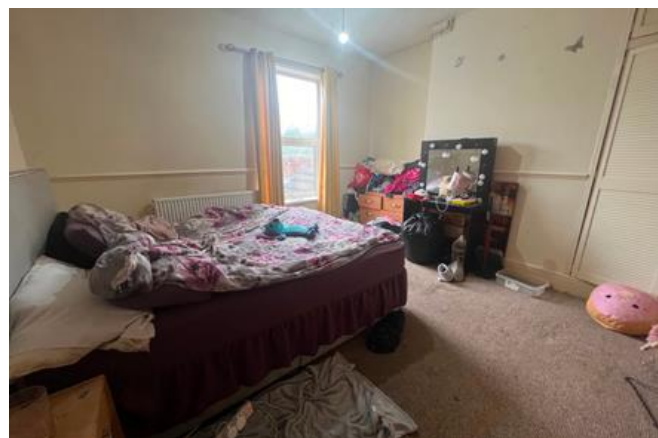


St Catherines Grove, Lincoln



£180000

- Town House
- Four Bedroom
- NO ONWARD CHAIN
- Investment
- Popular Location
- Enclosed Garden
- Freehold
- EPC rating E



Four bedroom, townhouse located within walking distance of Lincolns City Centre. Offering spacious accommodation across three floors and benefiting from being sold with no onward chain.

The property offers entrance hall, bay fronted lounge, dining room, kitchen, utility and bathroom to the ground floor. To the first floor there are two double bedrooms and a further two double bedroom to the second floor. Outside the property there is a enclosed garden to the rear.

Entrance Hall

External door to side aspect and stairs to first floor.

Lounge 3.42m x 4.63m (11'2" x 15'2")

Bay window to front aspect, feature fireplace and radiator.

Dining Room 3.42m x 3.92m (11'2" x 12'11")

Window to rear aspect and radiator.



Kitchen 2.05m x 3.42m (6'8" x 11'2")

Window to side aspect and fitted with a range of wall and base units with worktops over. Corner sink with drainer, free standing cooker, plumbing for washing machine, and space for fridge freezer.

Utility 2.05m x 1.34m (6'8" x 4'5")

Window and external door to rear aspect and housing for gas combi boiler.

Bathroom 2.05m x 2.29m (6'8" x 7'6")

Window to side aspect and fitted with low level WC, wash hand basin, panel bath with shower over and radiator.

Landing

Stairs to second floor.

Bedroom One 4.11m x 3.21m (13'6" x 10'6")

Window to front aspect and radiator.

Bedroom Two 3.42m x 3.92m (11'2" x 12'11")

Window to rear aspect and radiator.

Second Floor landing

Bedroom Three 3.42m x 3.00m (11'2" x 9'10")

Window to front aspect and radiator.

Bedroom Four 3.42m x 3.00m (11'2" x 9'10")

Window to rear aspect and radiator.

Outside

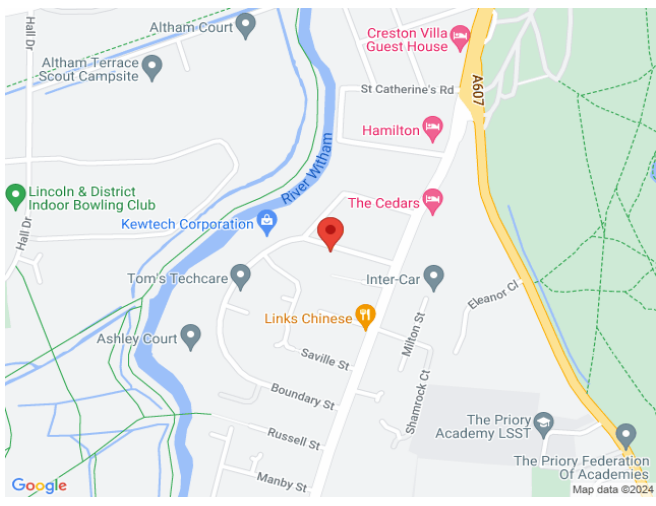
To the rear of the property there is a enclosed garden laid to lawn and small patio area.

Agent Note

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ST CATHERINES GROVE, LINCOLN
 TOTAL FLOOR AREA: 1112 sq.ft. (103.3 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 misstatement. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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