



St Catherines Grove, Lincoln



£145,000

- Terrace House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- NO ONWARD CHAIN
- Popular Location
- Freehold
- EPC rating D



The bedroom, terrace house located to the south of Lincoln. Within walking distance of local schools, shops, doctors and the City Centre.

The property offers entrance hall, lounge, dining room, kitchen and bathroom to the ground floor. To the first floor there are three bedrooms. Outside to the rear of the property there is a enclosed garden overlooking the river. Viewing is highly recommended to fully appreciate the living space on offer.

The property also benefits from being sold with NO ONWARD CHAIN.

Entrance Hall

0.00m x 0.00m (0'0" x 0'0")

External door to side aspect and stairs to first floor.

Lounge

3.43m x 4.27m (11'4" x 14'0")

Bay window to front aspect and radiator

Dining Room

3.43m x 3.69m (11'4" x 12'1")

Window to rear aspect, storage cupboard and radiator



Kitchen

1.98m x 4.17m (6'6" x 13'8")

Window to side aspect and fitted with a range of wall and base units with worktops over, sink with drainer, integrated electric oven, four ring electric hob with extractor over, plumbing for washing machine and space for fridge freezer.

Rear hall

1.98m x 1.25m (6'6" x 4'1")

External door to side aspect and housing for gas combi boiler.

Bathroom

1.93m x 1.73m (6'4" x 5'8")

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

Landing

0.00m x 0.00m (0'0" x 0'0")

Access to loft.

Bedroom One

3.43m x 3.69m (11'4" x 12'1")

Window to rear aspect, storage cupboard and radiator.



Bedroom Two

2.17m x 3.72m (7'1" x 12'2")

Window to front aspect and radiator.

Bedroom Three

2.18m x 2.60m (7'2" x 8'6")

Window to front aspect and radiator.

Outside

0.00m x 0.00m (0'0" x 0'0")

To the rear of the property there is a enclosed garden with vic

Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Floorplan

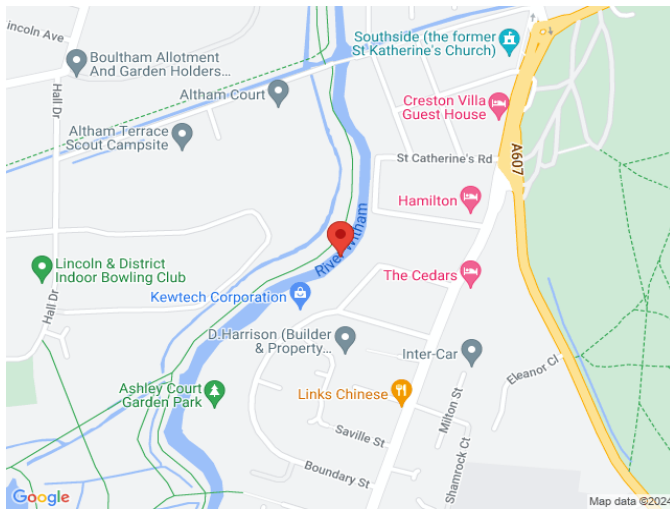
GROUND FLOOR
471 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 813 sq.ft. (75.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 quantity or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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