



- Period Terraced House
- Three Bedrooms
- Bay Fronted Lounge
- Kitchen Diner
- Two Bathrooms
- Low Maintenance Garden
- Well Presented Interiors
- Close To LSST Priory Academy

St. Catherines Grove, , LN5 8ND
£176,000





Starkey&Brown is delighted to represent this period terrace home with a bay fronted facade and situated close to South Park and the southern outskirts of Lincoln city centre. The home has accommodation over two floors, with the ground floor comprising an open-plan kitchen-diner with a modern arrangement made for entertaining and dining. Furthermore, there is a bay-fronted lounge with a coved ceiling and fitted blinds, and a downstairs bathroom. Rising to the first floor are three bedrooms, with the master bedroom having access to its own en-suite shower room and two further well-proportioned bedrooms. To the rear of the property is a low-maintenance garden, predominantly paved, and is enclosed with walled perimeters with access to a shared passageway. Nearby is the well-regarded LSST Priory Academy, the scenic South Common, and a regular bus service to and from Lincoln city centre. Whilst Lincoln's High Street and entertainment area is a short 25-minute walk. For further details and viewing requests, please contact Starkey&Brown. Council tax band: A. Freehold.



Open Plan Kitchen Diner

Dining Area

11' 2" x 12' 2" (3.40m x 3.71m)

A uPVC double-glazed window to the rear aspect, wood-effect flooring, access to the understairs space housing the consumer unit and the electric meter. Breakfast bar arrangement, storage, and a radiator.

Kitchen Area

6' 8" x 7' 10" (2.03m x 2.39m)

Remaining eye and base level units with a range of appliances such as an oven, hob, and an extractor hood, fridge, and a washing machine. A uPVC double-glazed window to the side aspect. Access to the rear exit. Airing cupboard housing the gas central heating boiler and access to:

Bathroom

4' 11" x 6' 8" (1.50m x 2.03m)

Bath with a shower over, pedestal hand wash basin unit, a low-level WC, a uPVC double-glazed obscured window, and tiled flooring.

Lounge

11' 2" x 11' 2" plus bay (3.40m x 3.40m)

Coved ceiling, a decorative fireplace, a uPVC double-glazed bay window to the front aspect, and a radiator.

First Floor Landing

Bedroom 1

12' 3" x 11' 3" (3.73m x 3.43m)

A uPVC double-glazed window to the rear aspect, space for a wardrobe, a coved ceiling, recarpeted in 2025, and a radiator.

En-Suite Shower Room

7' 4" x 6' 9" (2.23m x 2.06m)

A radiator, a shaver point, a uPVC double-glazed obscured window to the side aspect, vinyl flooring, a pedestal hand wash basin unit, a low-level WC, and a shower cubicle with an electric shower and an extractor fan.

Bedroom 2

12' 6" x 6' 9" (3.81m x 2.06m)

A uPVC double-glazed window to the front aspect, a radiator, and a coved ceiling.

Bedroom 3

8' 8" x 7' 7" (2.64m x 2.31m)

A uPVC double-glazed window to the front aspect and a coved ceiling.

Outside Rear

Enclosed garden with walled perimeters and a paved arrangement. Access to a shared passage leading to the front of the property.

Outside Front

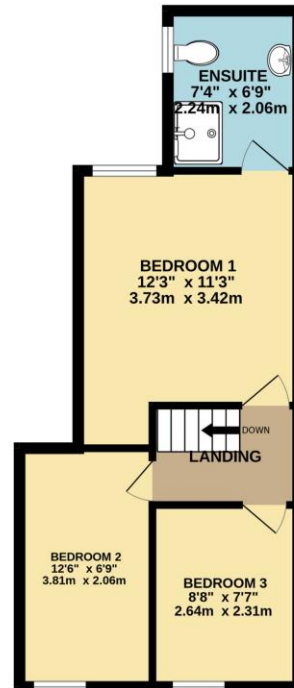
Recently paved front arrangement with access to the shared passageway and the front door entrance.





GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 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 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 operability or efficiency can be given.
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