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54 St Catherines Grove, Lincoln, LN5 8NA



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property it must be


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Asking Price: £120,000



Victorian mid-terrace requiring full renovation. Two reception rooms, two double bedrooms. Generous rear garden backing onto green space. No onward chain - perfect investment project!

Key Features

- Victorian Mid Terrace
- Requires full modernisation
- Excellent investment opportunity
- South of the City Centre
- Generous rear garden
- 2 Receptions rooms
- 2 double bedrooms
- Open green views to the rear
- EPC rating E
- Tenure: Freehold



Introduction

Positioned in a popular and well-connected residential area just south of Lincoln city centre, this Victorian mid-terrace home offers a rare opportunity for full refurbishment and transformation. Requiring complete modernisation, the property is ideal for investors, builders, or those looking to add value through renovation. The accommodation extends to approx. 755 sq.ft. and includes a traditional layout comprising entrance hall, bay-fronted lounge, separate dining room, utility lobby, and kitchen to the rear. Upstairs, there are two double bedrooms and a larger-than-average bathroom offering scope for redesign. Externally, the property features a walled front garden and a long enclosed rear garden backing onto open green space, offering excellent privacy and potential for landscaping or extension (subject to consents).

The property requires complete updating including a new kitchen, bathroom, heating system, plastering, redecoration, floor coverings, and general modernisation. Offered with no onward chain, this is a fantastic opportunity to create a highly desirable home or resale property in a well-established location close to schools, transport links and local amenities.

Ground Floor

Entrance Hall

1.18m x 0.78m (3'11" x 2'7")

Lounge

3.56m x 3.41m (11'8" x 11'2")

The living room is positioned at the front of the property and features a wide bay window allowing for excellent natural light. There is a central chimney breast with a red brick fireplace surround and ample space for furniture.

Dining Room

4.66m x 3.31m (15'4" x 10'11")

The dining room is located at the heart of the home and offers a spacious, square-shaped layout with a window overlooking the rear garden. There's a tiled fireplace with built-in storage cupboards to the side and a glazed internal door leading through to the kitchen via the utility lobby. A useful under-stairs storage cupboard houses the fuse board and electric meter.

Utility Lobby

2.03m x 2.01m (6'8" x 6'7")

The utility lobby sits between the dining room and kitchen, providing access to the rear garden via a part-glazed external door. There's a side-facing window, wall-mounted cupboards for storage, and plumbing for a washing machine. The space requires full renovation but offers practical separation between the living area and kitchen, and potential to incorporate into a larger open-plan layout if desired.

Kitchen

3.33m x 2.02m (10'11" x 6'7")

The kitchen is positioned at the rear of the property and features three windows overlooking the garden, allowing plenty of natural light into the space. It currently comprises a basic range of base units with a stainless-steel sink and timber wall cladding to the ceiling and rear wall. The room requires full refitting and offers excellent potential to reconfigure or extend (subject to permissions) to create a modern and functional kitchen area.

Landing

2.33m x 0.83m (7'7" x 2'8")

Bedroom 1

3.54m x 3.43m (11'7" x 11'4")

Generous double room located at the front of the property, featuring a traditional chimney breast with decorative cast iron-style fireplace and a window overlooking the street. The room includes a small over-stairs storage cupboard.

Bedroom 2

4.13m x 2.18m (13'6" x 7'2")

well-proportioned double room located at the rear of the property, with a window overlooking the garden. Presents a good-sized second bedroom or potential guest room with pleasant garden views.

Bathroom

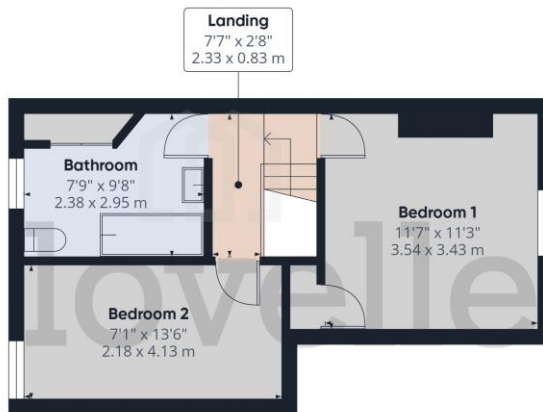
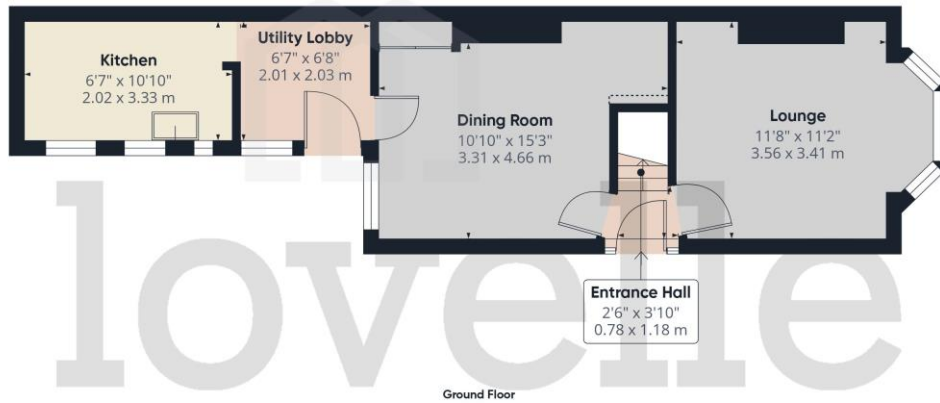
2.95m x 2.38m (9'8" x 7'10")

The bathroom is generously sized and positioned at the rear of the first floor, featuring a panelled bath with wall-mounted electric shower, pedestal wash basin, and low-level WC. A large, frosted window provides natural light, and there is a timber-built airing cupboard offering useful storage, which also houses the water tank and immersion heater. The room needs complete renovation but offers excellent scope for reconfiguration or upgrading to a modern suite.

Rear Garden

The rear garden is a standout feature of the property—generously proportioned and stretching a considerable distance beyond the back of the house. It begins with a paved yard area, home to two useful brick-built outbuildings with timber doors, ideal for storage or potential workshop use. A gated opening leads into the main garden, which is overgrown but offers huge potential. Mature trees and established borders line the garden, with fencing to both sides providing privacy. At the far end, a paved seating area sits beneath a large tree, enjoying open green space, and a peaceful, green retreat with excellent scope for landscaping or further development (STP).





Approximate total area⁽¹⁾
 755 ft²
 70.2 m²

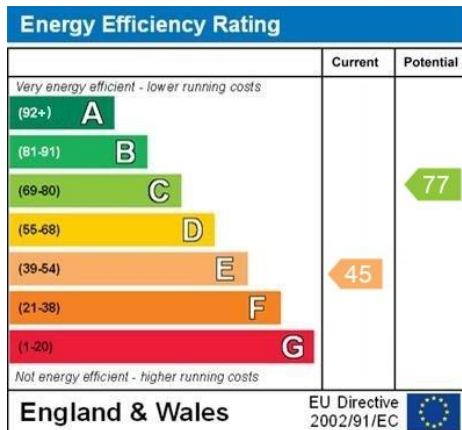
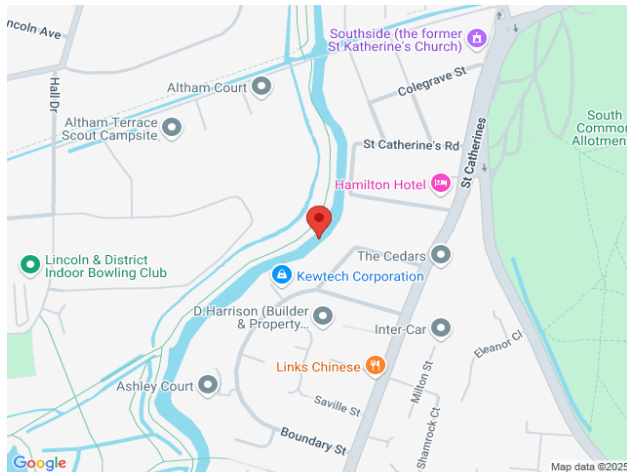
Reduced headroom
 1 ft²
 0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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lovelle

01522 305605

lincoln@lovelle.co.uk

