

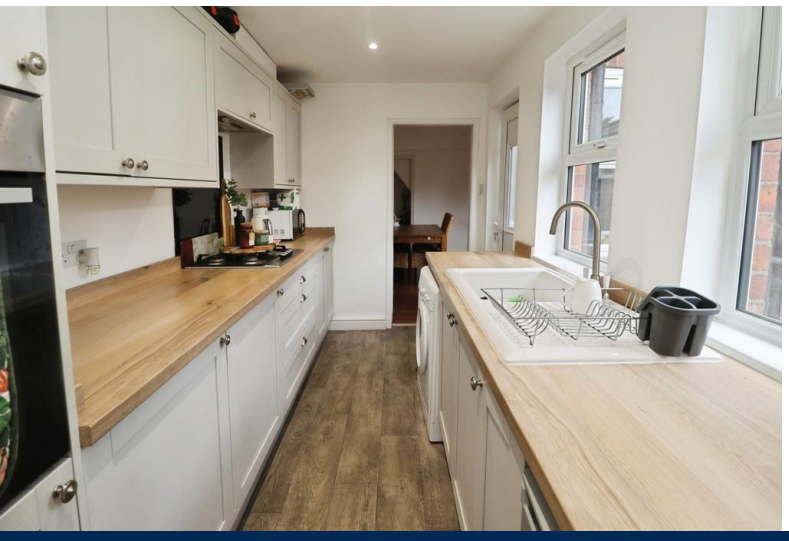
35 St. Catherines Grove

Lincoln, LN5 8NA

Book a Viewing!

£175,000

A beautifully presented Three Bedroom, Bay Fronted Traditional Terraced Home, ideally situated within the popular St Catherine's area of Lincoln, to the south of the City Centre. The property offers well proportioned and stylishly appointed accommodation throughout, comprising an Entrance Hall, attractive bay fronted Lounge, separate Dining Room, contemporary fitted Kitchen and useful Cloakroom/WC. To the first floor, the Landing leads to three well appointed Bedrooms and a modern Family Bathroom. Externally, the property benefits from a low maintenance gravelled garden to the front, whilst the generous rear garden provides an excellent outdoor space. This exceptional home offers a superb combination of traditional character and contemporary presentation and must be viewed to be fully appreciated.





35 St. Catherines Grove, Lincoln, LN5 8NA







LOCATION
The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.

ACCOMMODATION

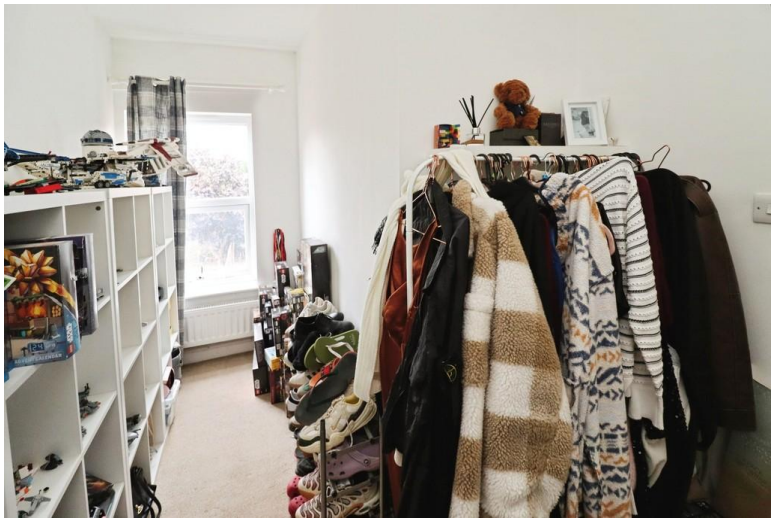
HALL
With staircase to the first floor and wooden flooring.

LOUNGE
11' 7" x 11' 2" (3.54m x 3.42m) With double glazed bay window to the front aspect and radiator.

DINING ROOM
12' 9" x 11' 6" (3.90m x 3.52m) With double glazed window to the rear aspect, under stairs storage cupboard, laminate flooring and radiator.









KITCHEN
11' 6" x 6' 6" (3.53m x 2.00m) Fitted with a stylish range of wall and base units with work surfaces over, ceramic sink with side drainer and mixer tap over, eye level electric oven, gas hob, spaces for fridge and washing machine, laminate flooring, spotlights, door to the rear garden and double glazed window to the side aspect.

CLOAKROOM/WC
With close coupled WC, wash hand basin in a vanity style unit, spotlights, laminate flooring and double glazed window to the rear aspect.

FIRST FLOOR LANDING

BEDROOM 1
11' 6" x 10' 9" (3.52m x 3.28m) With double glazed window to the front aspect, over stairs storage cupboard and radiator.

BEDROOM 2
13' 7 (max)" x 7' 7 (max)" (4.14m x 2.31m) With double glazed window to the rear aspect and radiator.

BEDROOM 3
9' 8 (max)" x 7' 5 (max)" (2.95m x 2.26m) With double glazed window to the rear aspect and radiator.

BATHROOM
7' 3" x 6' 9" (2.23m x 2.07m) Fitted with a three piece suite comprising of panelled bath with shower over, wash hand basin and close coupled WC, part tiled walls, tiled flooring, chrome towel radiator and Velux window.

OUTSIDE
To the front of the property there is a small gravelled garden. To the rear there is an enclosed rear garden, laid mainly to lawn with patio seating area and garden shed.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker





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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 77.5 sq. metres (834.0 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman