



- Substantial Period Townhouse
- Four Bedrooms & Three Bathrooms
- Three Reception Rooms
- Approx 1,456 Sq Ft Of Accommodation

- Versatile Floorplan Over Three Floors
- Low Maintenance Garden
- Excellent Schooling Options
- 30 Minute Walk Into Lincoln City Centre

St. Catherines Grove, Lincoln, LN5 8NA
£230,000





Available for sale with NO ONWARD CHAIN and situated on the highly desirable St. Catherine's Grove, this substantial multi-storey property presents an exceptional and versatile living opportunity just south of Lincoln city centre. Characterised by its unique architectural layout, the residence offers an impressive configuration across multiple floors that seamlessly accommodates multi-generational families or dependent co-living. The property immediately stands out for its flexibility, boasting independent top-floor studio living, multiple potential reception rooms, and comprehensive bathroom facilities throughout. Its layout is intentionally fluid, featuring generous rooms like a bay-fronted lounge, a spacious dining room that opens directly to the kitchen, and private ground-floor access via a secure, gated side passageway leading straight to the rear garden, making day-to-day living incredibly functional. Beyond the impressive scale of the building itself, the location provides an enviable balance of urban convenience and natural landscape. Positioned just moments from the historic Lincoln South Common, residents enjoy immediate access to acres of open parklands, which are ideal for walking, exercise, and viewing panoramic vistas of the iconic Lincoln Cathedral. For families, the property falls within the highly sought-after catchment area for reputable schooling, most notably The Priory Academy LSST, which is consistently recognized as one of the region's premier academic institutions. Additionally, the vibrant campus of the University of Lincoln is within a comfortable walking or cycling distance, adding immense appeal for academic professionals and students alike. Daily convenience is effortlessly catered for along the bustling High Street corridor, which plays host to a diverse selection of supermarkets, independent cafes, pharmacies, and medical practices. Transport links from this side of the city are excellent, featuring frequent local bus routes that run directly into the city centre, alongside rapid road access to the A15 and the A46 bypass for commuters. Furthermore, Lincoln Railway Station is easily accessible, offering seamless local rail transit to Nottingham and Sheffield, alongside direct LNER services straight into London King's Cross. This blend of interior adaptability, robust local infrastructure, and proximity to stunning green spaces makes the property a premier opportunity in the current Lincoln market. Council tax band: B. Freehold.



Secure Access

Front door opens to a private, gated side passageway leading directly to the rear garden.

Entrance Hall

Welcoming hallway with wood-effect flooring and a staircase to the first floor.

Lounge

13' 7" x 11' 11" (4.14m x 3.63m)

Features a double-glazed bay window to the front and wood-effect flooring. Includes access to a storage space that used to be a shower room.

Dining Room

12' 10" x 11' 11" (3.91m x 3.63m)

A bright, rear-facing room with a uPVC window to the rear aspect with wood-effect flooring. Seamlessly flows into the kitchen.

Kitchen

15' 10" x 6' 8" (4.82m x 2.03m)

Fitted with a range of wall and base units. Features a stainless steel sink, boiler, and ample space/plumbing for a cooker, fridge-freezer, dishwasher, and washing machine. Side door opens to the garden.

Family Room / Home Office

13' 6" x 6' 11" (4.11m x 2.11m)

Located to the rear with two uPVC side windows, loft access, wood-effect flooring, and access to a shower room.

Second Shower Room

Featuring a corner shower cubicle, wash basin with storage, WC, and a heated towel rail.

First Floor Landing

Landing area with a radiator and stairs leading to the second floor.

Bedroom 1

15' 3" x 12' 11" (4.64m x 3.93m)

Spacious double bedroom overlooking the rear garden. Includes built-in storage, wood-effect flooring, and a second walk-in wardrobe, which used to be a former en-suite shower room.

Bedroom 2

13' 3" x 10' 0" (4.04m x 3.05m)

Front-facing double bedroom with wood-effect flooring and a private bathroom.

Bathroom

8' 11" x 4' 10" (2.72m x 1.47m)

Features a panelled bath with a wall-mounted shower, glass screen, pedestal basin, WC, and tiled flooring.

Second Floor Landing

Studio Bedroom 3

16' 1" x 14' 4" (4.90m x 4.37m)

A self-contained top-floor studio setup. Features a double-glazed front window, fitted kitchenette units, single drainer sink, built-in fridge, oven, and a four-ring electric hob with an extractor.

Shower Room

Having a low-level WC, hand wash basin fitted shower cubicle with wall-mounted shower unit, chrome heated towel radiator, tiled flooring and splashbacks. Shower facilities are accessed directly off the studio bedroom 3 and bedroom 4.

Bedroom 4

Having a double-glazed window to the rear aspect, a radiator, and a door.

Outside Rear

Low-maintenance rear garden with walled and fenced perimeters. Having a flower bed arrangement and access to an external garden store.

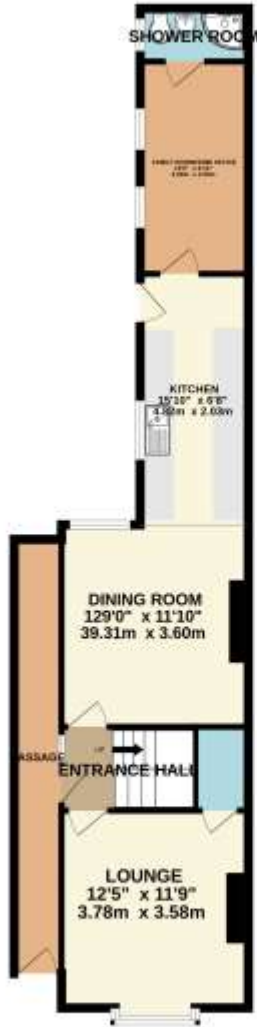




GROUND FLOOR
687 sq ft (63.8 sq m) approx.

2ND FLOOR
462 sq ft (42.6 sq m) approx.

3RD FLOOR
388 sq ft (35.7 sq m) approx.



TOTAL FLOOR AREA: 1496 sq ft (138.2 sq m) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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.
Made with Floorplan 10.2020

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