

22 St. Catherines Grove

Lincoln, LN5 8NA

Book a Viewing!

£220,000

Extensively upgraded Three Bedroom End-of-Terrace Bay Fronted Home offered for sale with No Onward Chain.

The current owners have carried out a significant programme of improvements including a modern fitted kitchen, upgraded bathroom facilities, upgraded insulation to floors and ceilings, replastering, redecoration and underfloor heating within the kitchen, creating a superb home requiring little for a purchaser to do other than move in and enjoy.

The accommodation comprises of an Entrance Porch, Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms, Shower Room, Bathroom and enclosed rear yard.





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LOCATION
St Catherine's Grove occupies a highly convenient position just off Newark Road, placing the property within easy reach of Lincoln City Centre whilst enjoying a well established residential setting. The location is particularly popular with families, professionals and commuters alike due to its accessibility and range of nearby amenities.

The property is situated just a stone's throw from South Common, providing excellent open green space for walking and recreation, whilst a wide range of shops, supermarkets, cafés, restaurants and everyday amenities can be found nearby along Newark Road and the High Street.

Families are particularly well catered for, with The Priory Academy LSST, one of Lincoln's most highly regarded and sought-after secondary schools, located within easy reach of the property. The combination of schooling, green space and proximity to the City Centre makes this a highly desirable location.

ACCOMMODATION

ENTRANCE PORCH
Providing access into the property.









INNER HALLWAY
With LVT flooring, radiator, access to the ground floor accommodation and staircase rising to the first floor landing.

LOUNGE
11' 3" x 10' 8" (3.43m x 3.25m) With UPVC bay window to the front aspect fitted with bespoke blinds, a feature gas fire, cast iron radiator and built-in storage cupboard.

DINING ROOM
11' 3" x 10' 8" (3.43m x 3.25m) With radiator and UPVC double doors opening directly onto the rear yard.

KITCHEN
21' 5" x 7' 4" (6.53m x 2.24m) A superb fitted kitchen forming part of the extensive improvements carried out by the current owners. Fitted with a range wall and base units, work surfaces and breakfast bar seating, a Belfast-style sink with mixer tap and boiling water tap, gas hob, eye-level oven and grill, extractor hood, spaces for a dishwasher, washing machine, tumble dryer and additional appliance space, under-stairs storage cupboard, UPVC window to the side aspect, wall mounted gas combination boiler and underfloor heating with independent controls.

BATHROOM
Fitted with a suite comprising bath with shower attachment over, WC and wash hand basin, tiled splashbacks, radiator, illuminated mirror, extractor fan and frosted UPVC windows to both the rear and side aspects.

FIRST FLOOR LANDING
With access to all three bedrooms, bathroom, shower room, access to the loft space and over-stairs storage cupboard.

BEDROOM 1
14' 1" x 11' 3" (4.29m x 3.43m) With UPVC window to the front aspect, radiator and attractive feature fireplace.

BEDROOM 2
11' 3" x 7' 10" (3.43m x 2.39m) With UPVC window to the rear aspect and radiator.

BEDROOM 3
10' 10" x 7' 4" (3.3m x 2.24m) With UPVC window to the rear aspect and radiator.

SHOWER ROOM
Fitted with a shower cubicle with mains shower, WC and wash hand basin, tiled splashbacks, flooring, radiator, frosted UPVC window to the side aspect and sliding access door.

OUTSIDE
To the rear of the property there is a secure and low maintenance yard, predominantly paved for ease of upkeep, an outside tap and direct access from the dining room via double doors, a shared passageway provides practical rear access.
To the front, the property sits behind a half brick boundary wall with gravelled frontage enhancing the property's kerb appeal. On-street parking is readily available.



KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating. Underfloor heating to the Kitchen.

EPC RATING – D.

COUNCIL TAX BAND – B (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



For Illustration Purposes Only
Plan produced using PlanUp.

22 St Catherines

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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.

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The Property Ombudsman