



68 St. Catherines Grove
Lincoln, LN5 8NA

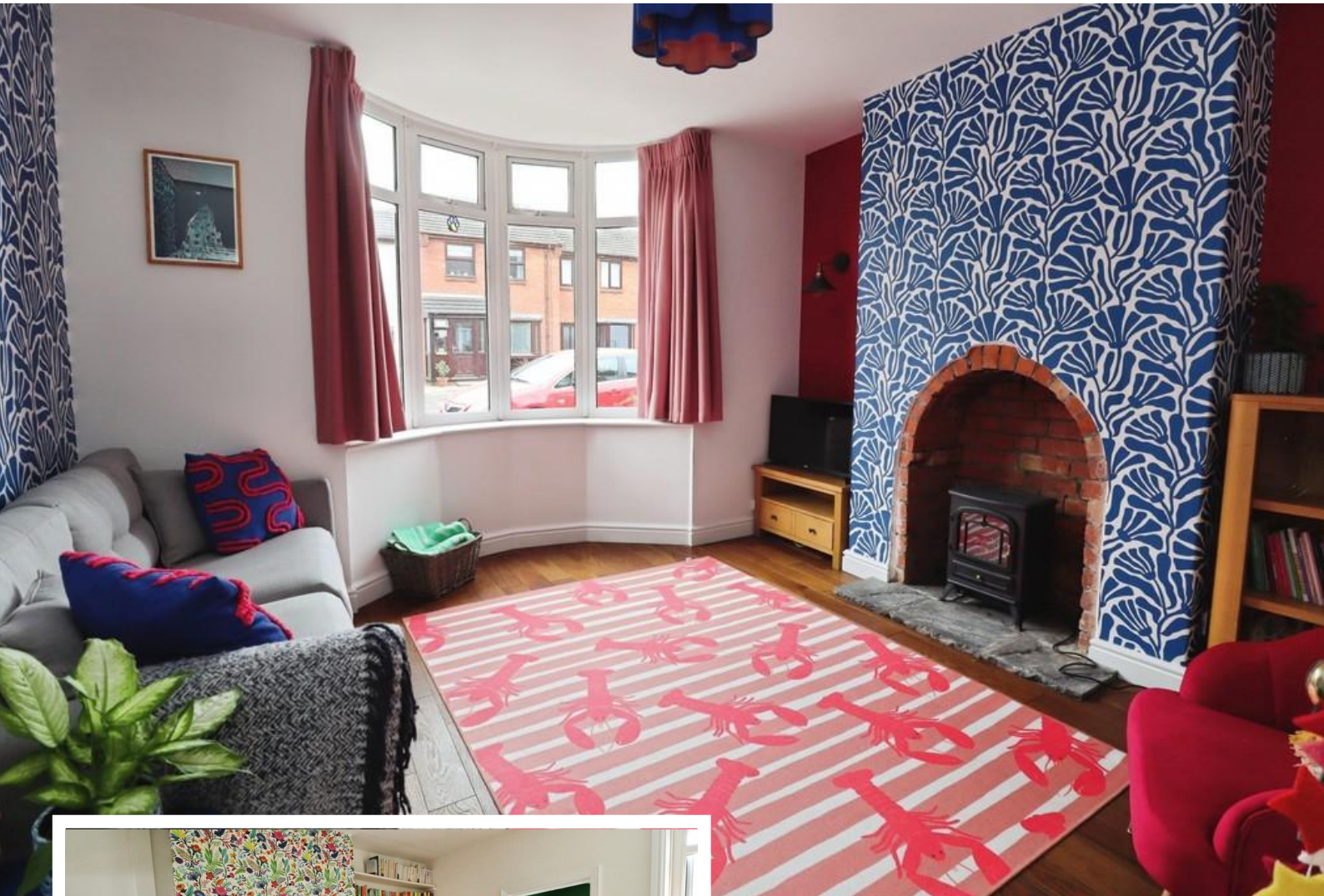


Book a Viewing!

£180,000

An impressive three bedroom bay fronted traditional terraced home, thoughtfully improved by the current owner to create an immaculate and stylish residence. The beautifully presented accommodation comprises an Entrance Hall, elegant Lounge, separate Dining Room, contemporary fitted Kitchen, Utility Room, stylish ground floor Shower Room and a First Floor Landing leading to three well appointed Bedrooms. Outside, there is an attractive courtyard garden to the front, while the generous rear garden enjoys a picturesque setting backing onto the River Witham, offering a high degree of privacy and delightful riverside views. The property also benefits from solar panels. This exceptional home must be viewed to be fully appreciated.





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

12' 2" x 11' 0" (3.73m x 3.37m) With double glazed bay window to the front aspect, wooden flooring, radiator and a feature fireplace with an electric fire inset (suitable for a log burner).

DINING ROOM

11' 10" x 11' 9" (3.63m x 3.60m) With double glazed door to the rear garden, under stairs storage cupboard, wooden flooring and radiator.



KITCHEN

10' 0" x 6' 7" (3.05m x 2.03m) Fitted with a stylish range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, electric oven, induction hob, integrated fridge freezer and dishwasher, bin drawer, tiled splashbacks, wooden flooring, spotlights, radiator, Velux window and double glazed window to the side aspect.

UTILITY ROOM

7' 7" x 6' 5" (2.32m x 1.96m) With spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, tiled flooring, spotlights and double glazed window to the side aspect.



SHOWER ROOM

6' 4" x 5' 11" (1.95m x 1.81m) Fitted with a three piece suite comprising of shower cubicle, wash hand basin and close coupled WC, tiled walls and flooring, towel radiator, spotlights and double glazed window to the side aspect.

FIRST FLOOR LANDING

With exposed floorboards.

BEDROOM 1

12' 2" x 12' 0" (3.71m x 3.67m) With double glazed window to the rear aspect, over stairs storage cupboard and radiator.

BEDROOM 2

12' 5" x 7' 3" (3.80m x 2.22m) With double glazed window to the front aspect, radiator and loft hatch (fully boarded).

BEDROOM 3

8' 6" x 7' 10" (2.60m x 2.40m) With double glazed window to the front aspect and radiator.



OUTSIDE

To the front of the property there is a courtyard garden. To the rear there is an enclosed rear garden, laid mainly to lawn with patio seating area, flowerbeds and brick outbuilding, backing on to the River Witham.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating. Solar Panels.

EPC RATING – D.

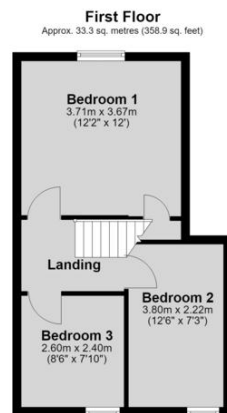
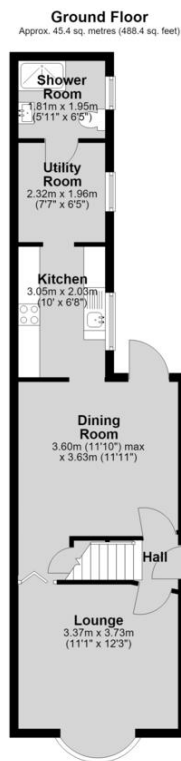
COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.





Total area: approx. 78.7 sq. metres (847.3 sq. feet)

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

WEBSITE

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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.

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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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