



158 St. Catherines Grove

Lincoln, LN5 8ND



Book a Viewing!

£130,000

A traditional 2/3 bedroom bay fronted terraced house situated in the popular and convenient St Catherine's area to the South of the Cathedral City of Lincoln. The property has well-presented internal accommodation comprising of Entrance Hall, Lounge with bay window, Dining Room, fitted Kitchen, Rear Lobby, Shower room and a First Floor Landing leading to 2 double Bedrooms and Bedroom 3/Walk-in Wardrobe accessed via Bedroom 2. Outside there is an enclosed rear garden. Viewing is highly recommended. NO CHAIN.





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.

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 Bishop Grosseteste University.





ACCOMMODATION

HALL

With staircase to the first floor.

LOUNGE

11' 1" x 8' 6" (3.40m x 2.60m) With double glazed bay window to the front aspect and radiator.

DINING ROOM

12' 2" x 11' 5" (3.72m x 3.50m) With double glazed window to the rear aspect, under stairs storage cupboard and radiator.

KITCHEN

8' 3" x 6' 10" (2.52m x 2.09m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and hob with extractor fan, spaces for washing machine, dishwasher and fridge freezer, tiled flooring and two double glazed windows to the side aspect.

LOBBY

With door to the garden, tiled flooring and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, airing cupboard housing the gas fired central heating boiler, radiator, tiled flooring and two double glazed windows to the side aspect.

FIRST FLOOR LANDING

BEDROOM 1

11' 7" x 11' 1" (3.54m x 3.40m) With double glazed window to the front aspect, over stairs storage cupboard and radiator.

BEDROOM 2

12' 2" x 11' 7" (3.72m x 3.54m) With double glazed window to the rear aspect and radiator.

BEDROOM 3/WALK IN WARDROBE

7' 11" x 6' 11" (2.42m x 2.11m) Accessed via bedroom two with double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a small courtyard garden set behind low level wall. To the rear there is an enclosed gravelled garden with patio area and brick outbuilding.



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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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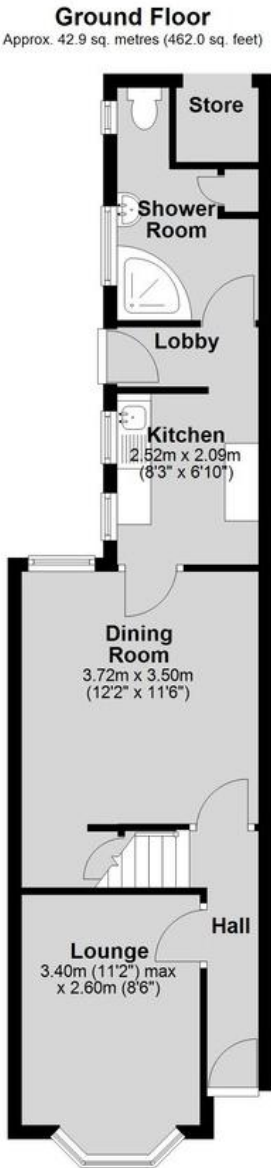
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

- 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.

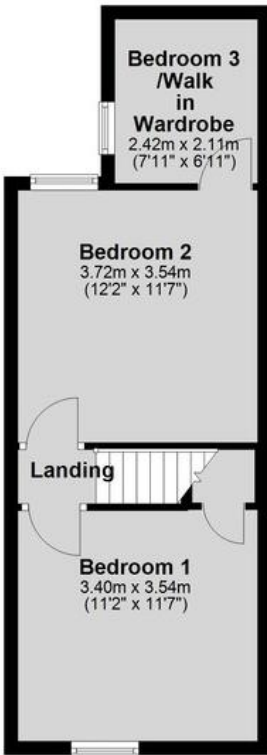
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First Floor
Approx. 34.1 sq. metres (366.6 sq. feet)



Total area: approx. 77.0 sq. metres (828.7 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

