



35 St. Catherines Grove

Lincoln, LN5 8NA



Book a Viewing!

£180,000

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.





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](#)

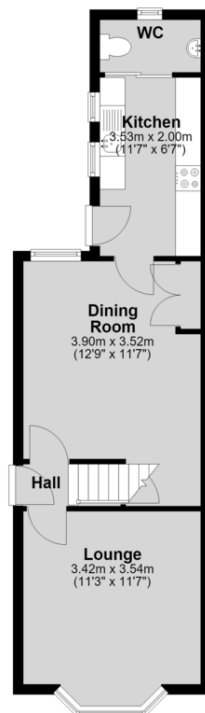
MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)





Ground Floor

Approx. 39.3 sq. metres (423.0 sq. feet)



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

BUYING YOUR HOME

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 these 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

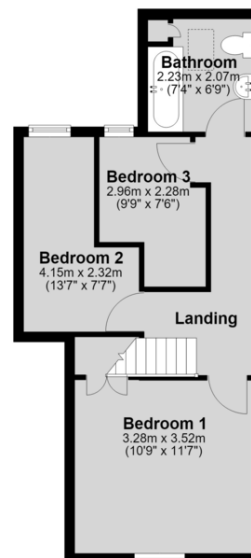
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

First Floor

Approx. 38.2 sq. metres (411.1 sq. feet)



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 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.



www.mundys.net