

FOR SALE



St. Catherines Road, Lincoln
Asking Price Of £248,900


MARTIN & CO



St. Catherines Road, Lincoln

4 Bedrooms, 1 Bathroom

Asking Price Of £248,900

- Semi-Detached Victorian Period Property
- Bay Fronted
- Many Original Features
- Spacious Driveway
- South Facing Garden
- Ground Floor Four Piece Bathroom

Victorian bay fronted four bedroom semi-detached home located to the south of Lincoln City Centre. Retaining many of its original period features but would benefit from a tasteful restoration and modernisation throughout. Benefits include a spacious driveway and a south facing rear garden. Lincoln City Centre is within walking distance which offers many amenities to include shops, public houses and schooling of all ages to include the Outstanding Ofsted Rated LSST Priory.



ENTRANCE HALL Partly glazed wooden entrance door with a window to the front aspect, wall and ceiling lighting, two radiators, wall mounted Honeywell thermostat and a storage cupboard. Stairs rising to the first floor with storage below housing lighting and the mains consumer unit.

KITCHEN/BREAKFAST ROOM 20' 5" x 7' 8" (6.242m x 2.344m) Base and eye level units with a roll edge work surface, tiled splash back and an inset stainless steel sink and drainer. Electric oven, hob and extractor over plus space for a fridge freezer plus further space and plumbing for a washing machine and tumble dryer. Tiled flooring, ceiling lighting, double glazed window to the side aspect, wall mounted Worcester boiler and digital Honeywell controls.

LOUNGE/DINER 26' 6" x 12' 3" (8.082m x 3.748m)
Bay window to the front aspect, two side windows plus a double glazed door and window to the rear. Laminate flooring, two light fittings, two radiators and a gas fire with hearth and surround.

HALL Tiled flooring, radiator, partially glazed door to the side aspect and access to the loft.

BATHROOM 12' 7" x 7' 1" (3.846m x 2.160m) Four piece suite comprising of a low level WC, pedestal wash basin, cubicle with electric shower plus a corner bath. Fully tiled room, double glazed windows to the side and rear aspects, spot lit ceiling and a radiator.

STAIRS / LANDING Carpet flooring, loft hatch access and a light fitting.

BEDROOM 7' 11" x 6' 2" (2.428m x 1.886m) Carpet flooring, radiator, pendant fitting and a window to the front aspect.

BEDROOM 13' 0" x 12' 4" (3.983m x 3.770m) not into bay Exposed floorboards, radiator, pendant fitting and a bay window to the front aspect.

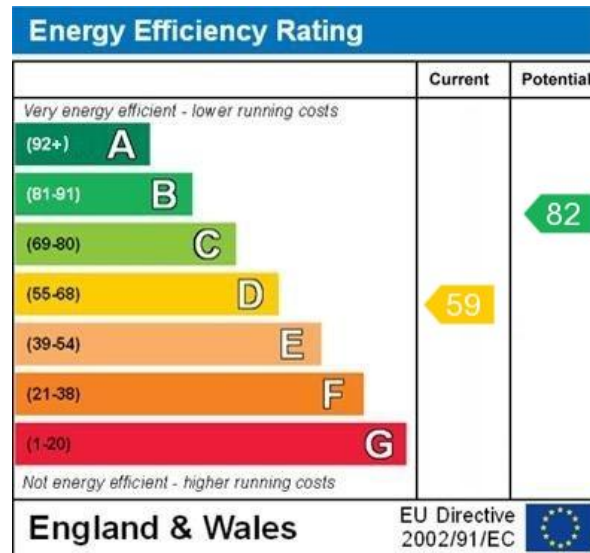
BEDROOM 12' 11" x 12' 5" (3.959m x 3.787m)
Exposed floorboards, two radiators, pendant fitting and a window to the rear aspect.

BEDROOM 13' 4" x 8' 0" (4.067m x 2.454m) Exposed floorboards, radiator, pendant fitting, window to the rear aspect and a cupboard housing the water cylinder and header tank.

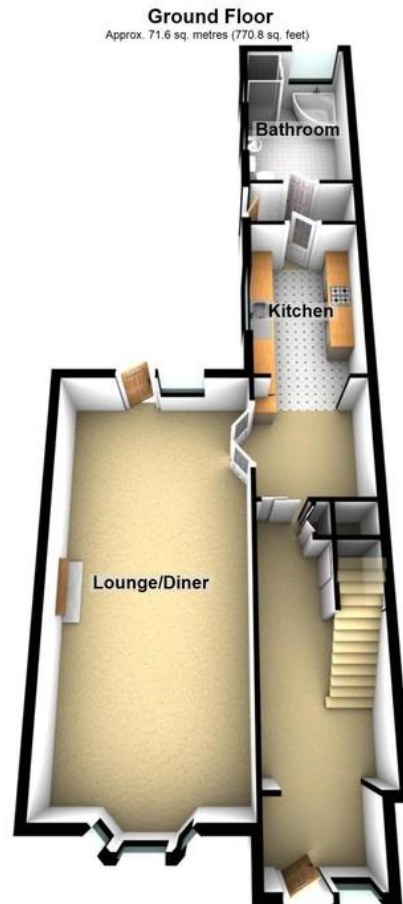


OUTSIDE To the front aspect is a spacious gravel driveway providing off road parking for multiple vehicles. Gated access leads to the rear garden. The rear is south facing with patio and gravelled areas, brick built storage and mature conifer trees.

FIXTURES & FITTINGS Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.