



57 St. Catherines Grove

Lincoln, LN5 8ND

£145,000

A fantastic example of a fully re-furbished bay fronted two bedroomed terraced house located just off Newark Road and within walking distance to a range of shops and facilities along the High Street. The property has been re-furbished to an excellent standard with a brand new kitchen and a high specification bathroom suite. The property further benefits from a new boiler and central heating system and UPVC double glazing. In more detail the property comprises of Entrance Hallway, Lounge, Dining Room, Kitchen, Downstairs WC and the First Floor Landing leading to Two double Bedrooms and a Bathroom. Outside there is a shared passageway leading to a rear courtyard garden and a shed. Viewing of the property is essential to appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln south along the High Street, at the South Park roundabout proceed straight across onto Newark Road and turn right onto St. Catherines Grove where the property can be located on the right hand side.

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 College.



ACCOMMODATION

ENTRANCE HALL

With stairs to the first floor and doors to lounge and dining room.

LOUNGE

13' 6" x 11' 2" (4.11m x 3.4m), with UPVC double glazed bay window to the front elevation, fireplace with multi-fuel burner inset, radiator and ornate coving.

DINING ROOM

12' 2" x 11' 2" (3.71m x 3.4m), with UPVC double glazed external door to the rear elevation, understairs storage cupboard, designer vertical radiator and door to kitchen.

KITCHEN

12' 7" x 6' 7" (3.84m x 2.01m), with two UPVC double glazed windows to the side elevation, Velux window, vinyl flooring and fitted with a range of wall, base units and drawers with work surfaces over, integral oven, four ring gas hob with extractor fan over, composite sink unit and drainer with mixer tap, space for fridge freezer, space and plumbing for washing machine, spotlighting and door to downstairs WC.

W.C

With UPVC double glazed window to the rear elevation, vinyl flooring, low level WC, wash hand basin with tiled splashbacks, radiator and spotlighting.

FIRST FLOOR LANDING

With banister rail, access to the roof void with loft ladder and doors to the bathroom and two bedrooms.

BEDROOM 1

13' 7" x 11' 0" (4.14m x 3.35m), with two UPVC double glazed windows to the rear elevation and radiator.

BEDROOM 2

11' 3" x 11' 2" (3.43m x 3.4m), with two UPVC double glazed window to the front elevation, built-in wardrobe and drawers and radiator.

BATHROOM

13' 1" x 6' 9" maximum measurement (3.99m x 2.06m), with UPVC double glazed windows to the side and rear elevations, tiled flooring, suite to comprise of low level WC, wash hand basin, free standing bath with colour changing water taps and walk-in shower cubicle with multi-jet shower and tiled surround, partly tiled walls, illuminated vanity unit, radiator, heated towel rail and spotlighting.





OUTSIDE

To the front of the property there is a forecourt and a shared passage way to the side providing access to the rear. To the rear there is a courtyard garden with a hardstanding area, lawned garden and a garden shed.

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

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information on services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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

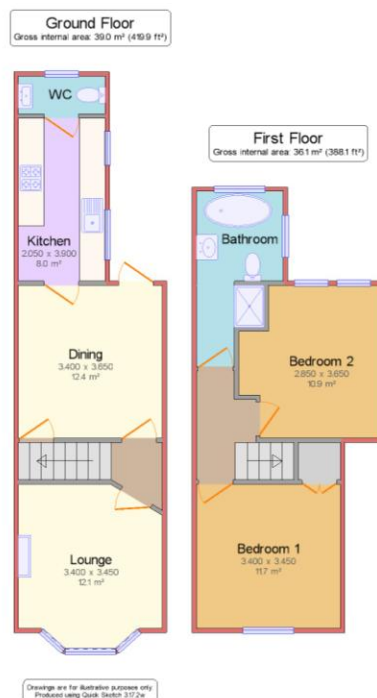
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's 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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