

14 St. Catherines Road,

Lincoln, LN5 8DY

Book a Viewing!

£385,000

A traditional three bedroom semi detached home situated in the highly sought after St Catherine's area, just south of the Cathedral City of Lincoln. Beautifully improved by the current owners, the property has undergone an extensive programme of refurbishment while retaining an abundance of original character and period features. The immaculate accommodation comprises a welcoming entrance hall, a spacious bay fronted lounge diner, a separate breakfast room, a stylish refitted kitchen, rear lobby and a multi functional shower/utility room. To the first floor, the landing gives access to three well appointed bedrooms and a luxurious family bathroom. Outside, the property is approached via a gravel driveway providing ample off-street parking for multiple vehicles. The landscaped rear garden offers an attractive space for relaxing and entertaining, complemented by a detached home office and an additional brick built store. Having been comprehensively upgraded throughout, this exceptional home is ready to move straight into, and early viewing is highly recommended.





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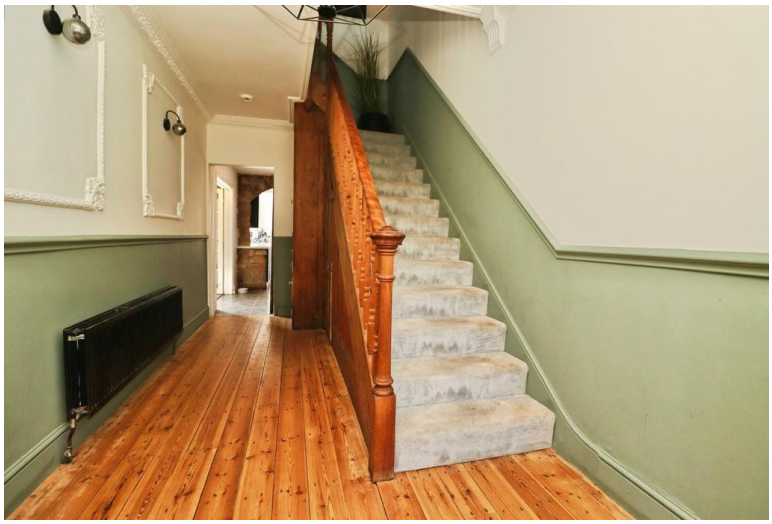
LOCATION
The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.

ACCOMMODATION

ENTRANCE HALL
A welcoming entrance hall featuring a bespoke entrance door with a side double glazed window, creating a bright and inviting first impression. Character features include exposed floorboards, ornate coving and ceiling roses, while a staircase rises to the first floor. Practical storage is provided by two understairs cupboards, and the space is completed with two radiators.

LOUNGE/DINER
26' 6" x 12' 3" (8.08m x 3.74m) A bright and spacious reception room enjoying a double glazed bay window to the front aspect, two additional double glazed windows to the side and double glazed French doors opening onto the garden. The room is enhanced by a decorative fireplace, laminate flooring and two radiators.









BREAKFAST ROOM
8' 0" x 7' 6" (2.45m x 2.30m) A characterful room featuring original exposed stone walls, complemented by tiled flooring, spotlights and radiator.

KITCHEN
12' 0" x 7' 11" (3.68m x 2.43m) Fitted with a stylish range of base and wall units with work surfaces over, stainless steel 1 ½ bowl sink with side drainer and mixer tap over, electric oven and hob with extractor fan over, integrated dishwasher, space for fridge freezer, cupboard housing the wall mounted gas fired central heating boiler, tiled splashbacks, spotlights and double glazed window to the side aspect.

REAR LOBBY
With tiled flooring and door to the rear garden.

SHOWER ROOM/UTILITY
12' 7" x 7' 1" (3.85m x 2.17m) A thoughtfully designed multi functional space arranged as a utility and shower room. The room has been refitted with a walk-in shower with tiled splashbacks and close coupled WC, alongside a fitted range of base units with work surfaces over and a sink with side drainer and mixer tap over. There is space and plumbing for a washing machine and tumble dryer, with additional tiled splashbacks, spotlights, radiator and three double glazed windows to the side and rear aspects providing plenty of natural light.

FIRST FLOOR LANDING

BEDROOM 1
12' 11" x 12' 4" (3.95m x 3.78m) With double glazed bay window to the front aspect, decorative fireplace, laminate flooring and radiator.

BEDROOM 2
12' 11" x 12' 5" (3.95m x 3.79m) With feature exposed brick wall and complementing brick fireplace, double glazed window to the rear aspect, laminate floor and radiator

BEDROOM 3 7' 11" x 6' 2" (2.42m x 1.89m) With double glazed window to the front aspect, laminate flooring and radiator

LUXURY FAMILY BATHROOM
13' 2" x 8' 1" (4.03m x 2.47m) Fitted with a luxurious three piece suite comprising a freestanding bath, close coupled WC and wash hand basin set on a stylish vanity stand. The room is further enhanced by a built-in linen cupboard, radiator and a double glazed window to the rear aspect.

OUTSIDE
To the front of the property there is a large gravel driveway providing ample off-street parking for multiple vehicles. To the rear of the property there is an enclosed landscaped garden with patio seating areas, gravelled areas and flower beds. There is an additional brick built home office with double glazed French doors and window to the front aspect, and an additional brick store.









KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY – Lincoln City District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.

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 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. 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.

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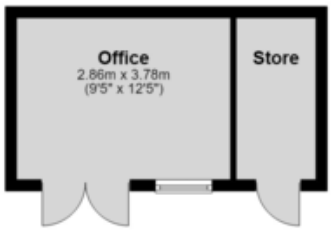


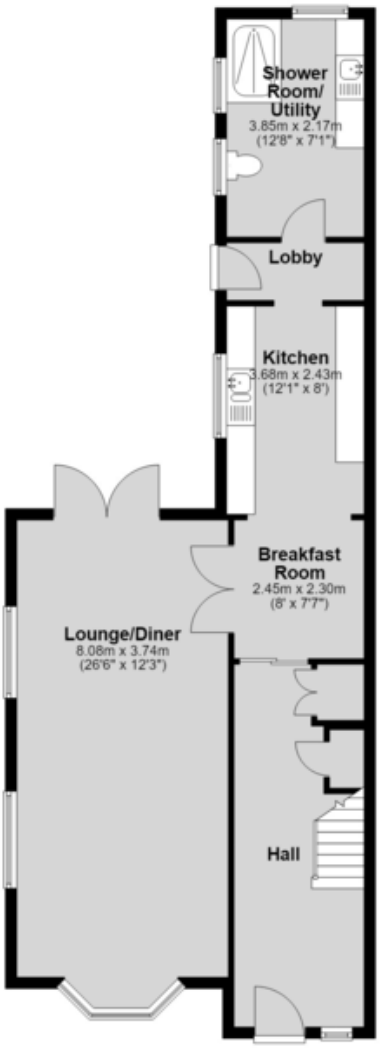




Ground Floor

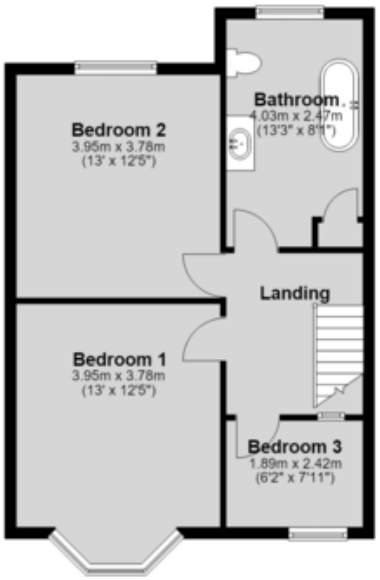
Approx. 88.2 sq. metres (949.8 sq. feet)





First Floor

Approx. 52.9 sq. metres (569.0 sq. feet)



Total area: approx. 141.1 sq. metres (1518.8 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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 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.

The Property Ombudsman