



King&Co.

32 ST CATHERINES GROVE, LINCOLN, LN5 8NA
GUIDE PRICE £210,000



This 4 bedroom mid-terrace has lots of potential. With river views to the rear of the property, plenty of character and a stone's throw away from the city centre and the South Common. Having 4 bedrooms, lounge, dining room, kitchen and a bathroom it would benefit from some decorating, must be seen!



ENTRANCE HALL With fitted carpet and under stairs storage.

LOUNGE 12' 2" x 13' 3" (3.71m x 4.05m) Nicely presented lounge benefitting from a bay window which provides plenty of natural light. Also with a fireplace, an inset electric fire and radiator.

DINING ROOM 12' 2" x 12' 11" (3.72m x 3.94m) Dining room with vinyl flooring, feature fireplace and a gas fire.

KITCHEN 21' 8" x 7' 2" (6.61m x 2.2m) Tiled effect floor with a range of base and wall units, benefitting from a gas cooker point with an extractor fan, plumbing for an automatic washing machine, stainless steel drain and sink unit and a fluorescent light.

BATHROOM 8' 5" x 7' 1" (2.59m x 2.16m) Fully tiled bathroom with a 'P' shaped bath including shower over bath, vanity basin and low suite WC, also benefitting from recessed spotlights.

LANDING To first floor landing.

BEDROOM ONE 12' 2" x 12' 11" (3.72m x 3.95m) With built-in cupboard housing the central heating boiler and views to the river also having fitted carpet and radiator.

BEDROOM TWO 12' 2" x 11' 6" (3.73m x 3.52m) Having timber stripped floor and radiator.

BEDROOM THREE 12' 0" x 8' 11" (3.68m x 2.72m) With fitted carpet, cupboard and radiator.

STAIRS From landing to bedroom four.

BEDROOM FOUR 11' 7" x 15' 9" (3.54m x 4.82 (max)m) With fitted carpet and radiator.

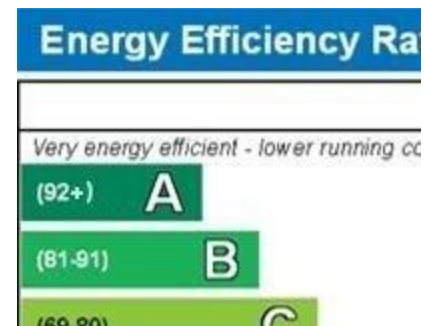
OUTSIDE With drive big enough for one car, side entrance passageway and a paved outside rear garden.

ANTIMONEY LAUNDERING King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

SERVICES Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE We understand that the property is freehold. Vacant possession will be given upon completion.





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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.