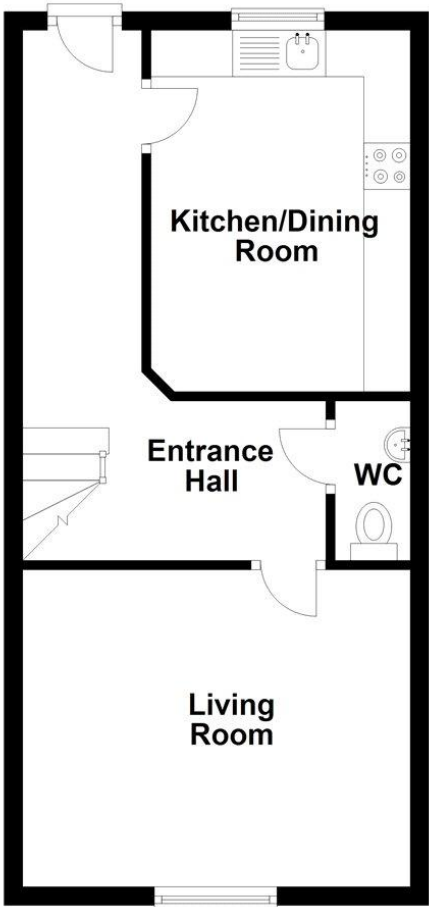


St Catherines Road, Lincoln,  
Lincolnshire

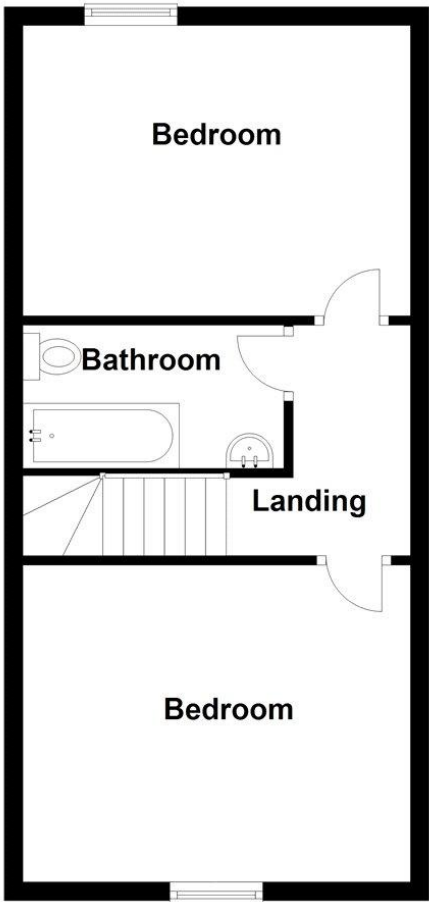
*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor



24 St Catherines Road, Lincoln, Lincolnshire, LN5

£179,950 Freehold

Situated on the historic St Catherines Road in Lincoln, this charming two-bedroom home combines elegant period features with modern comforts, ideal for professionals, couples, or small families. Set within a distinctive and characterful red brick building with impressive arched windows, the property benefits from both kerb appeal and a superb internal layout.

Upon entering through the front door, you’re greeted by a welcoming entrance hall with access to a convenient ground floor WC. To the left is a generously sized living room, featuring a stunning arched sash window that floods the space with natural light, high ceilings, and tasteful décor that blends contemporary tones with period charm.

No Chain | Charming period property with character features | Spacious kitchen and dining area | Two generous double bedrooms upstairs | Stylish bathroom and ground floor WC | Private rear garden with patio | Excellent location near Lincoln city centre





## DESCRIPTION

To the rear of the property is the spacious kitchen/dining room. This room offers an excellent range of modern units, integrated appliances, and ample room for a dining table. It's an ideal space for entertaining or family meals and enjoys a view and access out to the private rear garden.

Upstairs, the first floor hosts two well-proportioned double bedrooms, both featuring the same tall ceilings and large sash windows, creating a light and airy atmosphere. The master bedroom is beautifully finished in calming, neutral tones, while the second bedroom is versatile, perfect for use as a guest room, office, or nursery. The family bathroom is stylish and contemporary, featuring a bath with shower over, WC, and wash basin, set against deep green walls and wood-effect flooring for a modern finish.

Externally, the rear garden is low maintenance and neatly presented with patio and gravel areas, mature planting, and a timber shed, all enclosed for privacy and ideal for relaxing outdoors. The front of the building is



set behind railings and a small gate, maintaining the property's attractive and secure frontage.

This beautifully maintained home is conveniently located close to Lincoln city centre, providing easy access to shops, transport links, and local amenities, while also offering a quiet, residential feel. With its blend of character and modern touches, this is a rare opportunity to own a unique and stylish home in a sought-after location.

## ACCOMMODATION

**Entrance Hall** - Approached via a part glazed composite door, wood effect flooring, radiator, staircase.

**Kitchen Dining Room** - 13' x 9' (3.96m x 2.74m) sliding sash UPVC window to rear aspect, fitted with a substantial range of basde, eye level and larder units with bevel edged work surfacing over, one and a half bowl stainless steel sink, ceramic hob, electric oven, built in fridge/freezer space for washing machine and dishwasher, radiator.

**Cloakroom** - Fitted with a two piece suite comprising close coupled WC, pedestal hand wash basin, extractor fan, radiator.

**Living Room** - 13'11" x 11' (4.24m x 3.35m) sliding sash UPVC window to front aspect, television point, radiator.

**1st floor landing** - Dog lkeg staircase rises from entrance hallway to 1st floor landing giving access to all 1st floor rooms, radiator.

**Bedroom 1** - 13'10" x 11' (4.22m x 3.35m) sliding sash UPVC window to front aspect, radiator.

**Bedroom 2** - 13'10" x 10' (4.22m x 3.05m) Having sliding sash window to rear aspect, radiator.

**Outside** - The property is approached by a shared rear footpath leading to a courtyard paved and gravelled garden enclosed by fencing and hedging, garden shed.