

01522 504304

1 Mint Lane, Lincoln, LNI 1UD

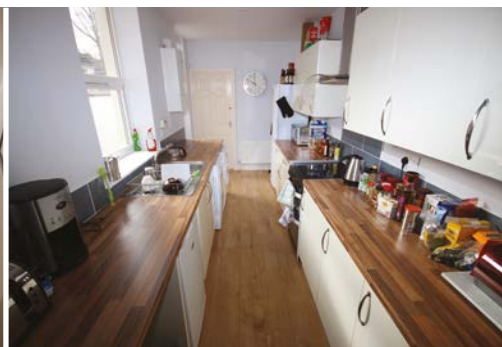
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JHW *home*



9 St. Catherines Grove, Lincoln

£185,000



- ▶ Period three storey townhouse
- ▶ Refurbished to high standard
- ▶ Flexible living space with 3/4 bedrooms
- ▶ Easy reach of City centre
- ▶ No onward chain



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3



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DESCRIPTION

A three storey bay fronted mid terrace property, that has been refurbished to a high standard throughout. The property would make an ideal large family home with flexible living space. The property currently offers a living room with en-suite shower room, dining room, fitted kitchen, study and shower room to the ground floor; two double bedrooms with en-suite shower rooms to first floor and a further bedroom, ensuite shower room and kitchen/dining area to the second floor.

DIRECTIONS

From Lincoln City Centre proceed South along High Street, continue straight across South Park roundabout onto Newark Road before turning right on St Catherines Grove, follow the road round to the right and the property can be found on your right hand side.

ACCOMMODATION**Ground Floor**

Accessed via a private passageway which also provides access to the rear yard.

Entrance Hall

Main entrance door to side elevation, staircase rising to first floor, wood effect flooring and doors leading to living room and dining room.

Living Room 3.79m x 3.61m

Double glazed window to front elevation, coving to ceiling, radiator, wood effect flooring and storage cupboard.

Shower Room

Three piece suite comprising shower cubicle, wash basin in vanity unit, low flush WC and extractor fan.

Dining Room 3.89m x 3.59m

Double glazed window to rear elevation, coving to ceiling, radiator and wood effect flooring.

Kitchen 4.65m x 2.04m

With one and a half stainless steel drainer sink with chrome mixer tap over inset to wood effect roll edge preparation work surfaces with a range of matching base and eye level units comprising of cupboards and drawers, complimentary tiled splash backs, space for cooker with extractor hood over; further space for fridge freezer and dishwasher, space and plumbing for washing machine, wall mounted central heating boiler, radiator, double glazed window and entrance door to side elevation, and wood effect flooring.

Study 4.12m x 2.10m

Two double glazed windows to side elevation, radiator, wood effect flooring, loft access and door leading to:

Shower Room

Three piece suite comprising low level WC, wash basin in vanity unit, fitted corner shower cubicle with wall mounted shower unit, appropriate tiling, chrome heated towel rail, extractor and double glazed window to side elevation.

First Floor**Landing**

With radiator and staircase rising to second floor.

Bedroom One 4.65m x 3.94m

Double glazed window to rear elevation, radiator, wood effect flooring and two storage cupboards.

En-suite Shower Room

Three piece suite with shower cubicle, low flush WC, wash hand basin, fully tiled, extractor.

Bedroom Two 3.05m x 3.78m

Double glazed window to front elevation, radiator and wood effect flooring.

En-suite Bathroom 2.71m x 1.47m

Three piece suite comprising of low flush WC, pedestal wash hand basin, panelled bath with wall mounted shower unit over and glazed shower screen, extractor, tiled floor and appropriate wall tiling.

Second Floor**Lounge/Kitchen 4.34m x 3.31m**

Double glazed window to front elevation, fitted base units with stainless steel single drainer sink with built in fridge, oven, four ring electric hob with extractor over, radiator and door leading to en-suite shower room.

Bedroom Three 2.94m x 2.56m

Double glazed window to rear elevation, radiator and door leading to jack and jill en-suite.

En-Suite Shower Room - 3.44m max x 1.72m max

Three piece suite comprising Low level WC, wash hand basin in vanity unit, fitted shower cubicle with wall mounted shower unit, chrome heated towel rail, tiled flooring and appropriate tiling to walls.

OUTSIDE

To the front elevation is a small garden area whilst to the rear is an enclosed yard and garden area with shed.

TENURE & POSSESSION

Freehold with vacant possession upon completion.

FIXTURES & FITTINGS

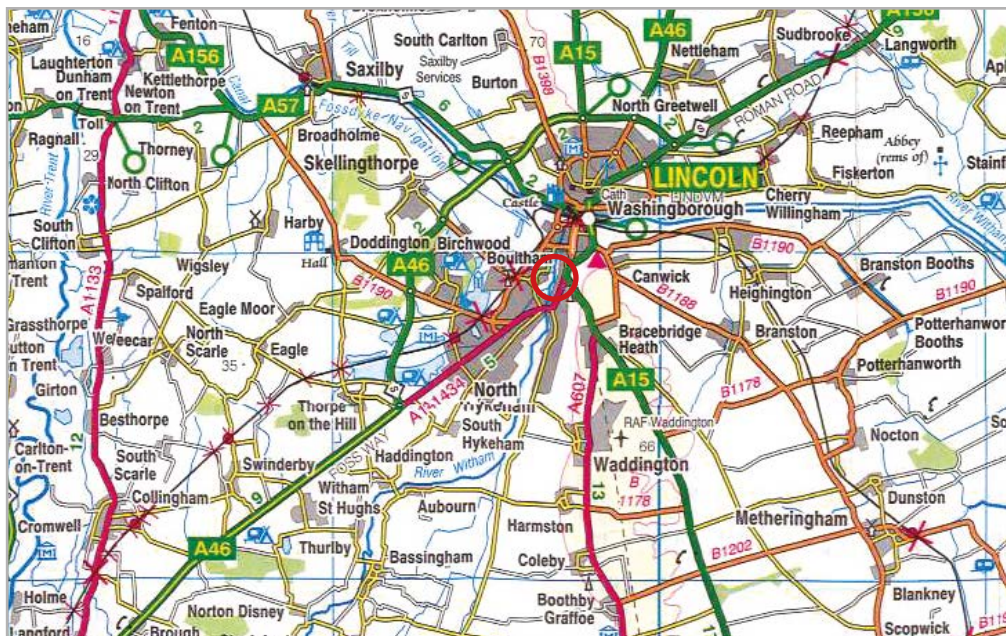
All carpets, curtains, fixtures, fittings and garden ornaments are not included in the sale unless mentioned in these particulars. However, certain items may be available for purchase by separate negotiation.

VIEWING

Strictly by appointment with the Agents: 01522 504304

AGENT

James Mulhall or James Drabble:
01522 504304
info@jhwalter.co.uk



Energy Performance Certificate

9, St. Catherines Grove, LINCOLN, LN5 8NA

Dwelling type: Mid-terrace house
 Date of assessment: 07 September 2015
 Date of certificate: 08 September 2015

Reference number: 0838-1042-7251-1345-8934
 Type of assessment: RdSAP: existing dwelling
 Total floor area: 136 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 4,689

Over 3 years you could save: £ 1,122

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 357 over 3 years	£ 225 over 3 years	
Heating	£ 3,366 over 3 years	£ 2,496 over 3 years	
Hot Water	£ 366 over 3 years	£ 246 over 3 years	
Totals	£ 4,689	£ 2,967	You could save £ 1,122 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Room-in-roof insulation	£1,500 - £2,700	£ 657	✓
2. Internal or external-wall insulation	£4,000 - £14,000	£ 234	✓
3. Low energy lighting for all fixed outlets	£50	£ 111	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/homeenergy or call 0300 123 1234 (standard national rates). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Need to know more??

Give one of the team a call on 01522 504304 or pop in for a chat and a cuppa



Money talks...

Whilst we are not here to sell mortgages, if you would like to have some free, fully independent mortgage advice we know a man who can!



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