



49 St. Catherines  
Lincoln, Lincolnshire, LN5 8LP

Offers Over  
£350,000

## 5 Bedroom Semi-Detached House

- Freehold
- Victorian Semi Detached
- 5 Bedrooms
- Characteristic Features Throughout
- 2 Bathrooms
- Private & Enclosed Rear Garden
- Highly Sought After Location
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 49 St. Catherines, Lincoln, Lincolnshire, LN5 8LP](#)



## Overview

Pygott & Crone are proud to present this beautifully preserved and immaculately presented five-bedroom Victorian semi-detached residence, ideally located within walking distance of Lincoln's vibrant city centre and the picturesque South Common.

Steeped in character and charm, this elegant period home showcases a wealth of original Victorian features including high ceilings, decorative cornicing, deep skirting boards, original fireplaces, and an impressive bay-fronted façade that exudes timeless appeal.



The generously proportioned accommodation briefly comprises a grand entrance hallway leading to a formal bay-fronted living room, a versatile dining room/snug, and a stunning open-plan kitchen and dining area – ideal for modern family living while maintaining period integrity. The ground floor also benefits from a contemporary shower room with integrated utility facilities, along with access to two spacious and functional cellar rooms offering excellent storage or potential for conversion.

To the first floor, the home continues to impress with five well-proportioned bedrooms and a stylish family bathroom, all arranged around a spacious landing that enhances the sense of light and space typical of Victorian design.

Externally, the property enjoys a charming front garden and a generous rear garden – perfect for entertaining or family use. On-street parking is available on Hamilton Road located to the side of the home.

Positioned in a highly desirable and well-connected location, this property offers convenient access to an excellent range of city amenities, shops, well-regarded schools for all ages, as well as superb road, rail, and public transport links.

Early viewing is highly recommended to fully appreciate the charm, space, and elegance this unique Victorian home has to offer.





# St. Catherines, Lincoln, LN5

Approximate Area = 2311 sq ft / 214.6 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Pygott & Crone. REF: 1325801



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



**Stonebow**  
Financial Services Ltd

### Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



**Bianca van Tonder**  
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.





An advertisement for Pygott &amp; Crone. It features a woman with blonde hair smiling while looking at a laptop. The Pygott &amp; Crone logo is in the top left, and a Platinum Trusted Service Award badge from feefo is in the top right. The main text reads "Book your free, property valuation." Below this are three service highlights: "24/7 Customer Service" with a laptop icon, "£0 Upfront Fees to Pay" with a hand holding a coin icon, and "On average, 98% of asking price achieved" with a house icon.

An advertisement for Pygott Plus+. The background is red. At the top, the text "Pygott Plus+" is written in white. Below it, the text "YOUR PERSONAL PROPERTY JOURNEY" is written in white. A list of five benefits is shown, each preceded by a white plus sign: "Register your buyer's criteria", "Access online viewings", "Access property documents", "Available 24/7 wherever you are", and "Easy to activate, easy to use". In the center, a smartphone displays the Pygott Plus+ app interface, which includes a "Welcome to Pygott Plus+" message, a large white plus sign, and input fields for "Email address" and "Password", followed by a "Login" button.



Houses. Homes. Harmony.



49 St. Catherines, Lincoln  
is on the market with our Lincoln branch

---

36a Silver Street, Lincoln LN2 1EW

01522 568822