

Pygott & Crone

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



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

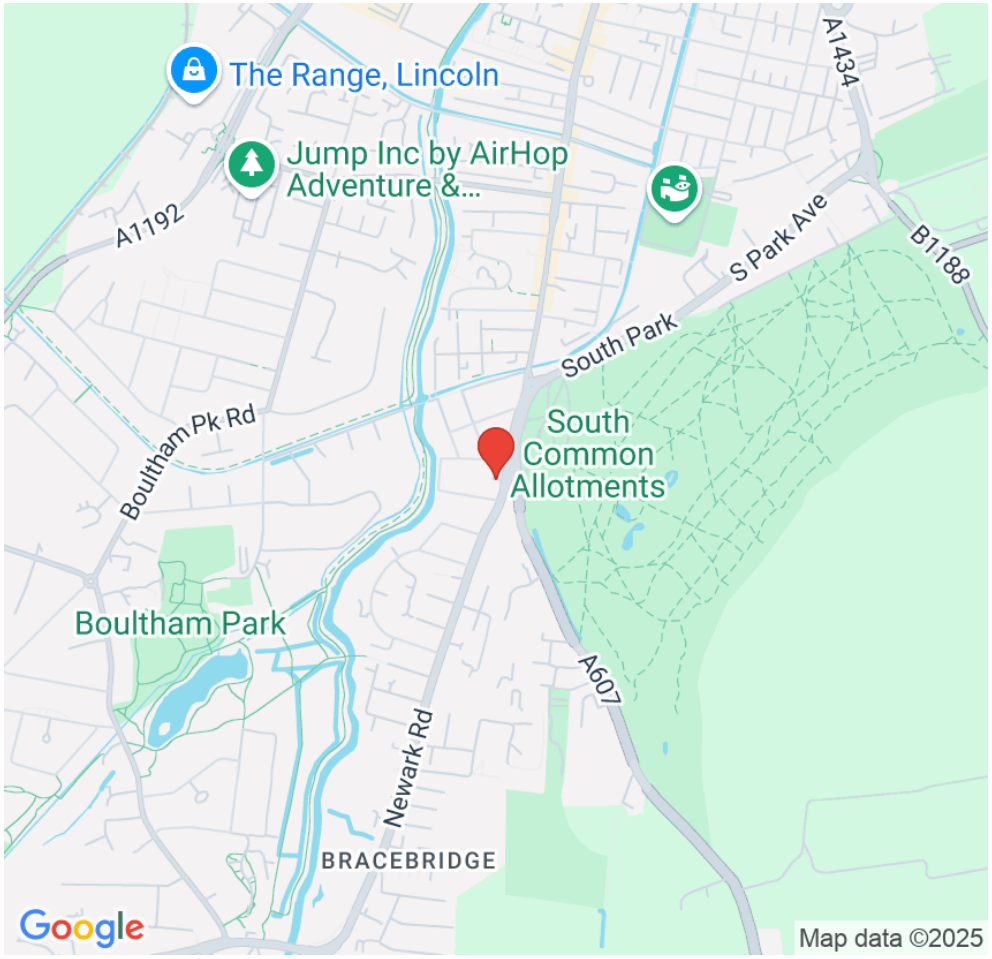





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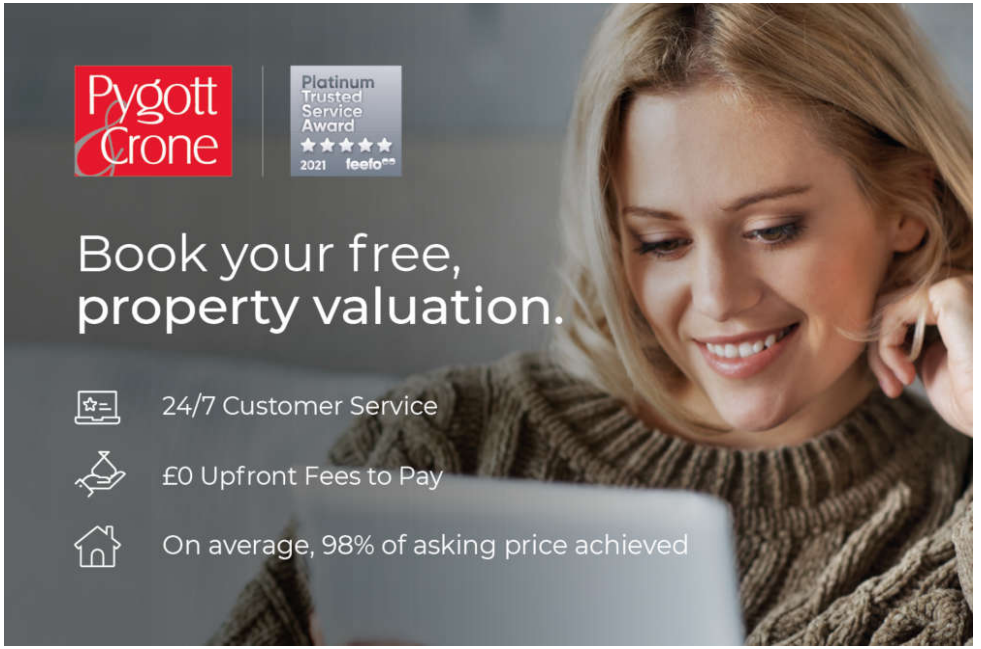


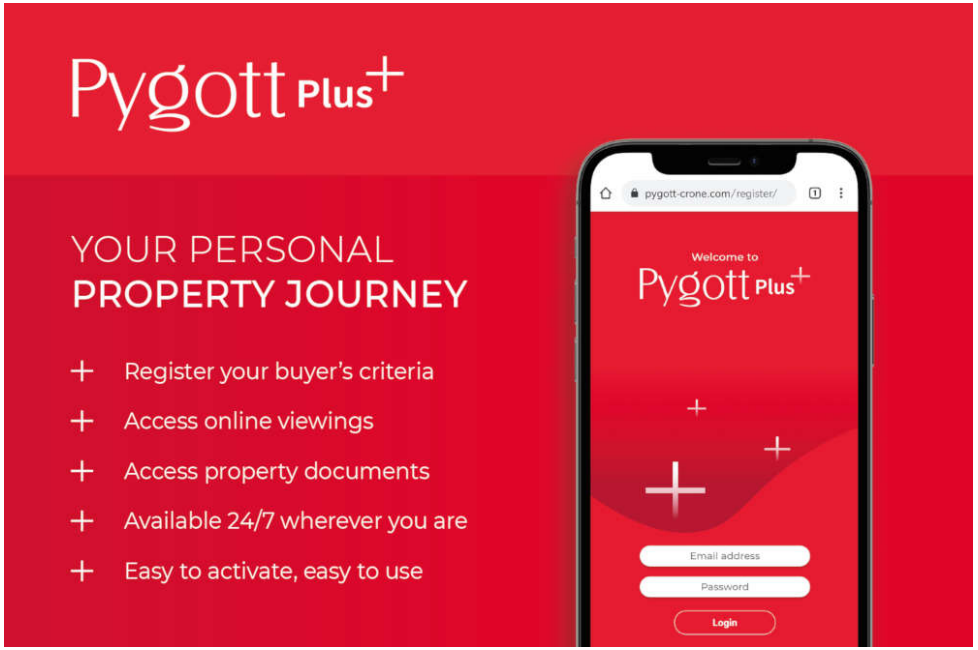





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is on the market with our Lincoln branch

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01522 568822