

Pygott & Crone

2 St. Catherines

Lincoln, Lincolnshire, LN5 8LY

£650,000

7 Bedroom Detached House

- Freehold
- Magnificent Victorian villa dating back to 1896
- Over 3,200 sq ft of spacious and versatile accommodation
- Second-floor annexe/flat
- Secure Gated Parking & Secondary Driveway, EV charging point
- Flexible Accommodation Throughout
- Highly sought-after central location
- Wealth of original Victorian character and charm
- 6/7 Bedrooms
- EPC Rating - E, Council Tax Band - F

Click here to access the Energy Performance Certificate for 2 St. Catherines, Lincoln, Lincolnshire, LN5 8LY





Overview

Pygott & Crone are delighted to present this magnificent Victorian villa, dating back to 1896 and retaining a wealth of period character, charm and grandeur throughout.

Beautifully presented and offering over 3,200sqft of spacious and versatile accommodation, this impressive home occupies a substantial and enviable plot in a highly sought-after central location. Combining elegant period features with generous proportions and flexible modern living, the property offers an exceptional opportunity for those seeking a home with both character and space.





The accommodation begins with a grand entrance hallway, setting the tone for the character and scale found throughout the property. The ground floor provides a series of impressive and versatile reception spaces, including a lounge, dining room, office, study and cloakroom, alongside a superb open-plan kitchen, dining and breakfast area, walk-in pantry and utility area. The WC off the breakfast area, adding practicality to the extensive living accommodation.

The first floor is home to five generously proportioned bedrooms, offering excellent flexibility for family living, guests or home working. The principal bedroom benefits from its own en-suite shower room, with bedroom two having a further en-suite shower room which can be utilised by the remainder of the bedrooms also, while the remaining bedrooms are served by a well-appointed three-piece family bathroom and separate WC.

The second floor provides a particularly versatile addition to the property and is currently arranged as a flat/annexe, complete with its own utility systems. The accommodation currently comprises a lounge, fitted kitchen, bathroom and double bedroom, making it ideal for extended family, guests or independent living. Alternatively, the space could be incorporated back into the main residence to create further substantial accommodation if desired.





Externally, the property is equally impressive. Access is available from St Catherines, where a block-paved driveway provides parking for two vehicles, or from Cross O' Cliff Hill, via a gated driveway offering generous and secure parking for multiple vehicles with EV charging point. The property also benefits from a low-maintenance garden and attractive seating area, providing a pleasant space for outdoor relaxation. A further gate gives access onto Cross O' Cliff Hill, over which the property enjoys a right of way across the neighbouring property.

Situated in a highly desirable and well-connected central location, the property is conveniently placed for an excellent range of city amenities, shops, well-regarded schools for all ages, and a superb choice of road, rail and public transport connections.





A truly distinctive Victorian home, combining grand proportions, versatile accommodation and an abundance of period character. Early viewing is highly recommended to fully appreciate the scale, elegance and unique appeal this exceptional property has to offer.



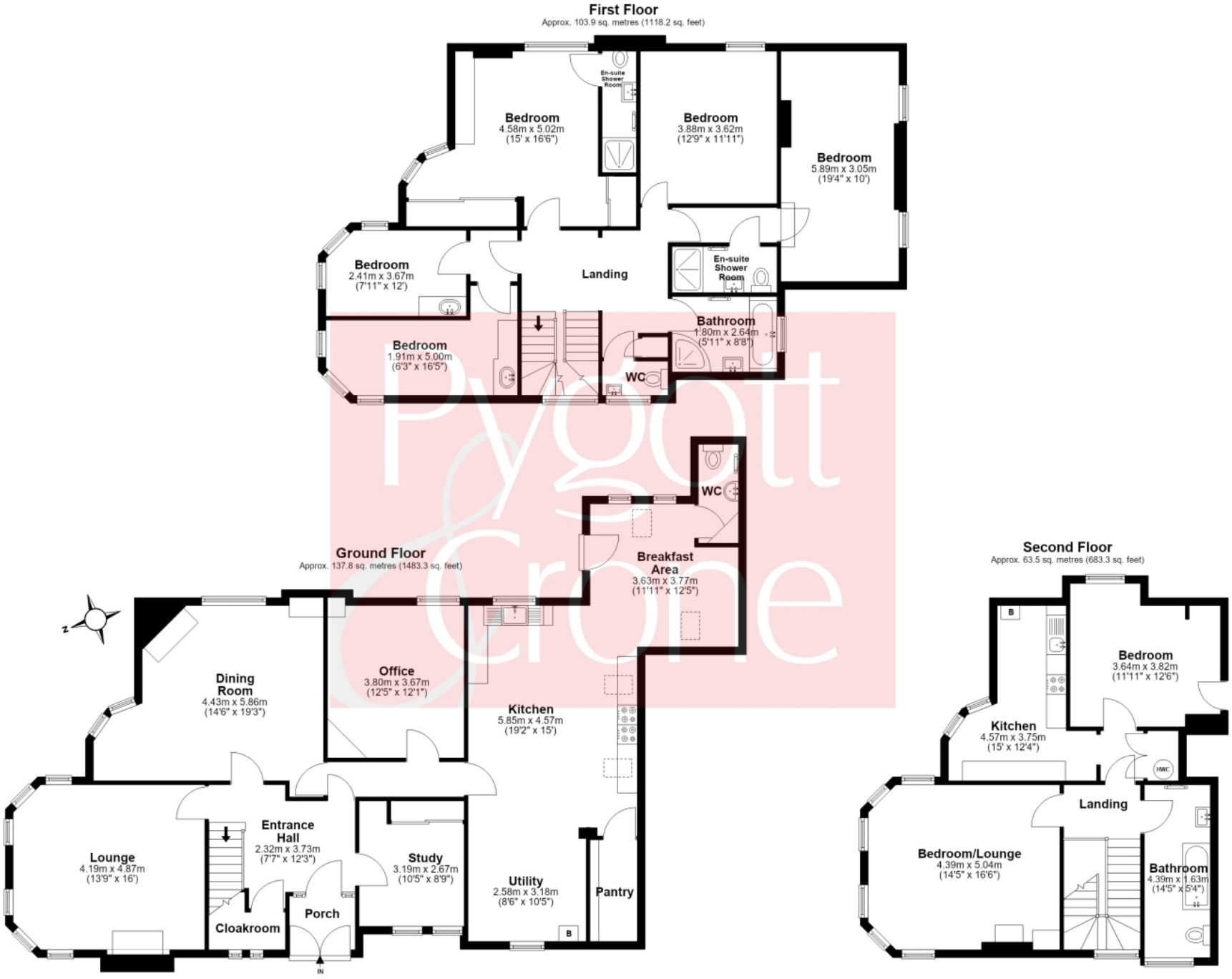












Total area: approx. 305.2 sq. metres (3284.8 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.









Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

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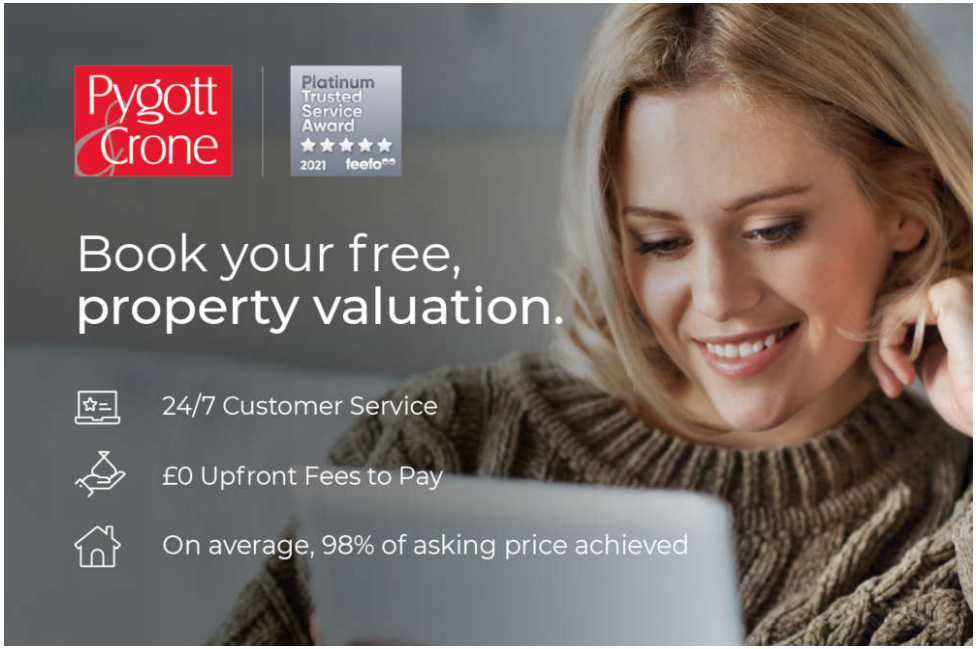


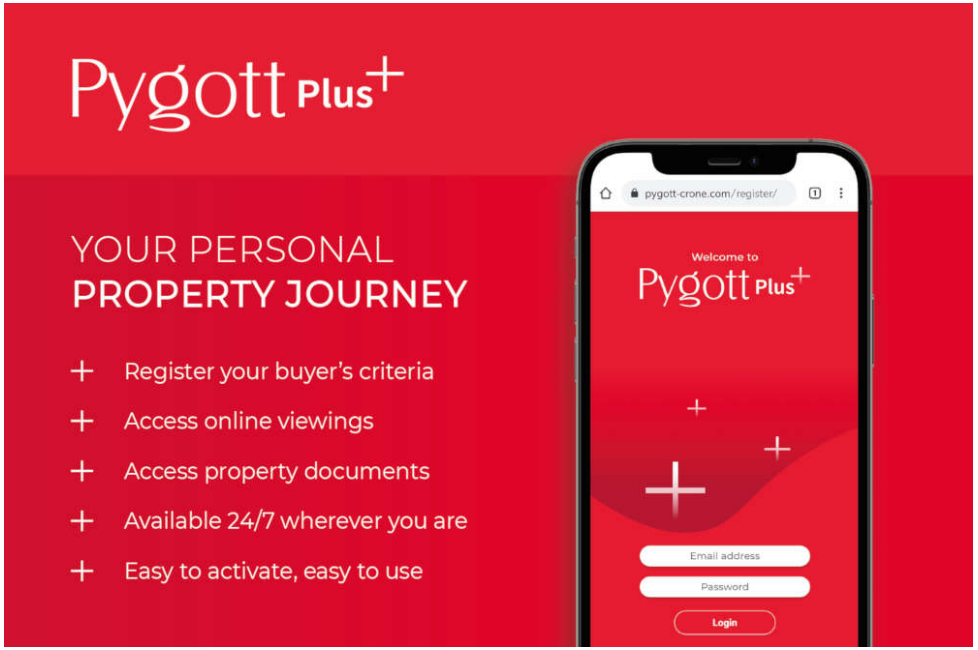









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