



Pygott  
& Crone

6 St. Catherines Grove  
Lincoln, Lincolnshire, LN5 8NA

Guide Price  
£160,000

## 5 Bedroom Terraced House

- Freehold
- Modern Method of Auction – T & C's apply
- Reservation Fee Payable
- Characteristic Terraced Home
- Three Storey Living
- Five Bedrooms
- Two Bathrooms
- Private Courtyard Garden
- Highly Sought After Location
- EPC Rating - D Council Tax Band -B

[Click here to access the Energy Performance Certificate for 6 St. Catherines Grove, Lincoln, Lincolnshire, LN5 8NA](#)



## Overview

For Sale By Modern Method of Auction - T & Cs Apply

Pygott & Crone are delighted to offer this characterful five-bedroom, three-storey, bay-fronted terraced home, situated within a popular and established residential location.

Offering excellent potential for improvement and personalisation, the property provides spacious and versatile accommodation throughout.

The ground floor comprises an entrance hallway, bay-fronted lounge, separate dining room, kitchen diner, pantry, and an additional reception room.



To the first floor are four well-proportioned bedrooms and a family bathroom, with the principal bedroom benefiting from en-suite facilities. Occupying the top floor is a further generously sized bedroom, adding to the home's flexible living space.

With accommodation arranged over three floors, this property presents an ideal opportunity for families seeking a spacious home with scope to create something truly their own.

Externally, the property benefits from a small front garden and a fully enclosed rear garden, perfect for enjoying outdoor living. On-street parking is available.

Situated on St. Catherine's Grove, just off Newark Road, this home is ideally positioned to enjoy convenient access to a range of local shops, schools, and the extensive amenities of Lincoln city centre.

The property also lies within walking distance of the highly regarded Priory Academy LSST.





# Catherines Grove, Lincoln, LN5

Approximate Area = 1866 sq ft / 173.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Pygott & Crone. REF: 1483435



## BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

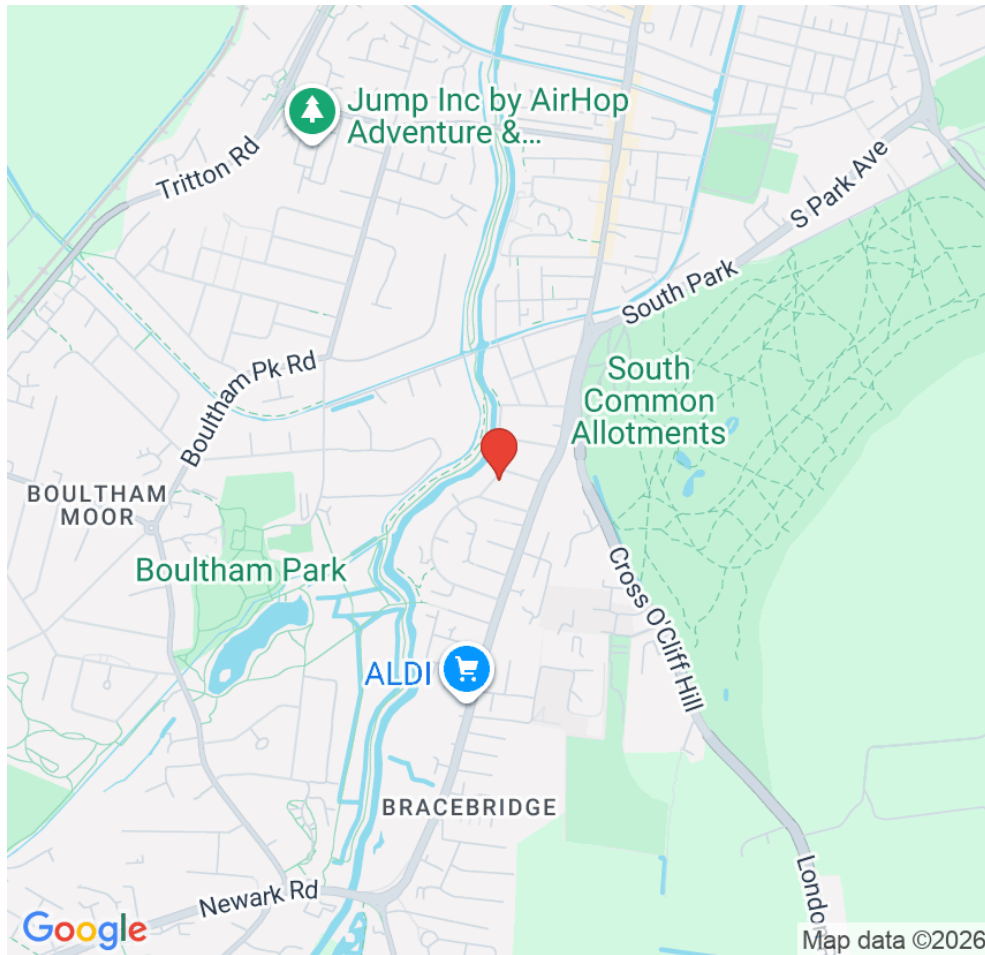
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall



## Location



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



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**Bianca van Tonder**  
Mortgage & Protection Adviser

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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.





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is on the market with our Lincoln branch

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