



147 Bunkers Hill

Lincoln, LN2 4QU



Book a Viewing!

£280,000

A fully refurbished three bedroom bay fronted detached bungalow in a popular location within Uphill Lincoln. The property has undergone a comprehensive programme of improvements and the well proportioned accommodation comprises of a Hall, Lounge, impressive Open Plan newly fitted Kitchen/Dining Room, three Bedrooms and modern Family Bathroom. The property has front and rear gardens and an extensive gravelled driveway. Viewing of this immaculate property is essential. NO CHAIN



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.



ACCOMMODATION

HALL

With wood effect laminate flooring, radiator and loft access point.

LOUNGE

11' 0" x 10' 11" (3.36m x 3.33m) With double glazed bay window to the front aspect, double glazed window to the side aspect and stylish tall radiator.

OPEN PLAN KITCHEN/DINING ROOM

20' 2 (max)" x 11' 10 (max)" (6.15m x 3.61m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated washing machine and fridge freezer, electric oven and hob with extractor fan, wall mounted gas fired central heating boiler, wood effect laminate flooring, spotlights, radiator, double glazed window to the side aspect and double glazed French doors to the garden.



BEDROOM 1

10' 11" x 10' 11" (3.33m x 3.33m) With double glazed window to the front aspect and radiator.

BEDROOM 2

10' 0" x 8' 5" (3.06m x 2.57m) With double glazed window to the rear aspect and radiator.



BEDROOM 3

10' 0" x 6' 4" (3.06m x 1.95m) With double glazed window to the side aspect and radiator.

BATHROOM

Newly fitted with a stylish 3 piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, towel radiator, part tiled walls, shaver point and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a lawned garden and a long gravelled driveway providing off street parking for multiple vehicles. To the rear there is an enclosed garden laid mainly to lawn with patio seating area, greenhouse and shed.





WEBSITE

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SELLING YOUR HOME – HOW TO GO ABOUT IT

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 68.3 sq. metres (735.5 sq. feet)



Total area: approx. 68.3 sq. metres (735.5 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

