



## 5 Honey Pot Close Lincoln, LN2 4GF



Book a Viewing!

### Offers Over £400,000

Situated in an exclusive cul-de-sac in Uphill Lincoln, this exceptional four bedroom detached eco-home, constructed by the reputable local builder Gusto Homes, has been cherished by a single owner since new. The property offers versatile and generously proportioned living accommodation, including an inviting entrance hall, cloakroom/WC, lounge and a contemporary kitchen/diner with adjoining utility room. The ground floor features a master bedroom complete with a stylish en-suite shower room and a walk-in wardrobe, while the first floor landing leads to three further well-appointed bedrooms and a modern four piece family bathroom. Externally, the home benefits from a block paved driveway, a garage and a beautifully landscaped, fully enclosed rear garden, providing both privacy and tranquillity. Early viewing is highly recommended to fully appreciate this superb family residence.



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### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – E (West Lindsey District Council).

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION** - Lincoln City Centre has undergone significant regeneration in recent years and now offers an excellent range of High Street shops, national retailers, banking and professional services, along with leisure attractions including the Odeon Lincoln multiplex cinema, an art gallery and the vibrant Brayford Pool marina with its waterfront restaurants and cafés. The city is also home to the highly regarded University of Lincoln, which educates approximately 11,500 students and provides extensive student accommodation. The university continues to expand its academic offering, including the introduction of a new medical school from September 2026. One of the city's most distinctive features is Steep Hill, a historic cobbled street leading up to the Bailgate area, renowned for its independent boutiques, cafés and bistros. This area is also home to the magnificent Lincoln Cathedral and Lincoln Castle, as well as attractions such as the Museum of Lincolnshire Life and Bishop Grosseteste University. On the southern side of the city lies the impressive International Bomber Command Centre, a major memorial and heritage site overlooking Lincoln.



## ACCOMMODATION

### ENTRANCE HALL

A welcoming entrance hallway with cloaks storage cupboard, personnel door to the garage, double glazed window to the side aspect, tiled flooring, radiator and staircase to the first floor.

### CLOAKROOM/WC

With close coupled WC and pedestal wash hand basin, tiled flooring and splashbacks and radiator.

### LOUNGE

17' 10" x 12' 0" (5.44m x 3.66m) With double glazed window to the front aspect, built-in book shelves with electric fire and two radiators.



### KITCHEN/DINER

24' 10" x 10' 2" (7.57m x 3.10m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1 ½ bowl sink with side drainer and mixer tap over, eye level electric oven, induction hob with extractor fan over, integrated dishwasher, space for fridge, tiled splashbacks, tiled flooring to kitchen area, laminate flooring to dining area, breakfast bar, radiator, double glazed window to the rear aspect and double glazed French doors to the rear garden.

### UTILITY ROOM

10' 3" x 5' 1" (3.14m x 1.56m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer, space for washing machine, tiled flooring and splashbacks, radiator and door to the rear garden.



### BEDROOM 1

14' 4" x 10' 8" (4.39m x 3.27m) With double glazed window to the rear aspect and radiator.

### WALK-IN WARDROBE

7' 10" x 4' 8" (2.39m x 1.44m) With hanging space, shelving and radiator.

### EN-SUITE SHOWER ROOM

7' 8" x 5' 6" (2.34m x 1.70m) Fitted with a three piece suite comprising of wet room shower, pedestal wash hand basin and close coupled WC, tiled walls, radiator and double glazed window to the side aspect.



### FIRST FLOOR LANDING

With radiator and large walk-in airing cupboard with extra storage.



#### BEDROOM 2

22' 8" x 21' 3" (6.93m x 6.49m) With two double glazed windows with Velux above to the rear aspect, double glazed window to the side aspect, a range of fitted wardrobes and two radiators.



#### BEDROOM 3

12' 10" x 11' 6" (3.93m x 3.52m) With double glazed window with Velux above to the rear aspect and radiator.



#### BEDROOM 4

13' 1" x 6' 11" (4.00m x 2.13m) With double glazed window with Velux above to the rear aspect and radiator.

#### BATHROOM

10' 9" x 9' 11" (3.30m x 3.04m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, pedestal wash hand basin and close coupled WC, part tiled walls, radiator and double glazed window to the side aspect.



#### OUTSIDE

To the front of the property there is a block paved driveway providing off street parking and access to the garage. The garage has an up and over door to the front, personnel door to the rear and the hall, light and power. To the rear of the property there is a garden enclosed by brick wall and laid mainly to lawn with patio seating area and raised flowerbeds.

#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices, or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & 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 and J Walter 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.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RCS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### 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.
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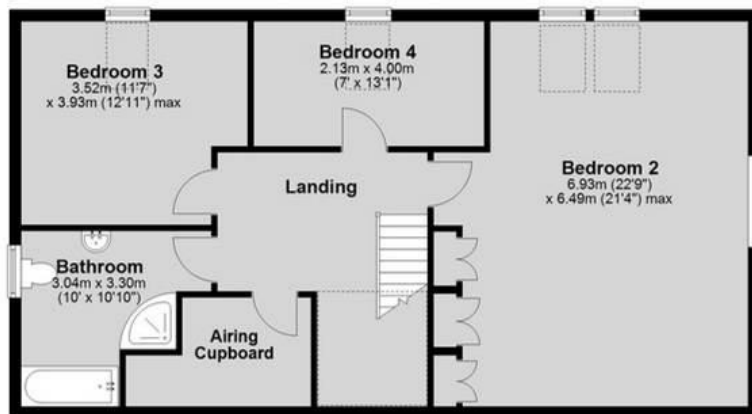
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**Ground Floor**  
Approx. 109.8 sq. metres (1181.4 sq. feet)



**First Floor**  
Approx. 91.6 sq. metres (986.0 sq. feet)



Total area: approx. 201.4 sq. metres (2167.4 sq. feet)

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG26 0EN  
01636 813971

**46 Middle Gate**  
Newark  
NG24 1AL  
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.



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