



145 Bunkers Hill

Lincoln, LN2 4QU

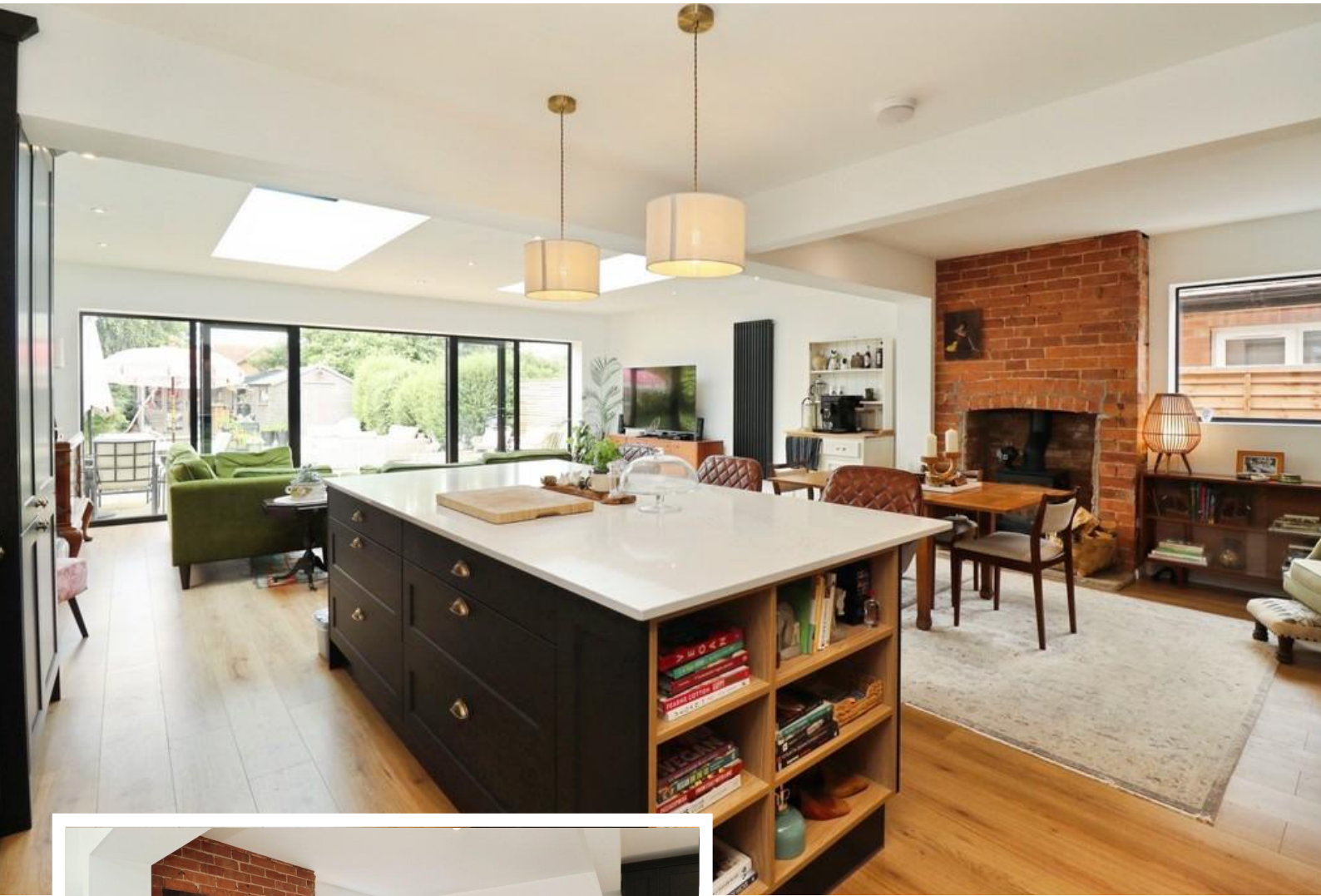


Book a Viewing!

£400,000

Situated on a generous non-estate plot to the north of the Cathedral City of Lincoln, this beautifully presented three bedroom detached family home has been thoughtfully extended and comprehensively upgraded to an exceptional standard by the current owners. Offering versatile and stylish living accommodation throughout, the property comprises a welcoming entrance hall, cloakroom/WC, elegant lounge with bay window, ground floor bedroom three, and a stunning extended open plan living kitchen diner that serves as the heart of the home and provides a real "wow factor". To the first floor are two further well proportioned double bedrooms and a beautifully refitted contemporary family bathroom. Externally, the property benefits from an extensive block paved driveway providing ample off-road parking and an electric vehicle charge point, complemented by an established front garden with mature planting. To the rear there is a generous, enclosed low maintenance garden, ideal for outdoor entertaining.





LOCATION

The historic Cathedral and University City of Lincoln offers an excellent range of amenities, including High Street shops, department stores, restaurants, leisure facilities, a multiplex cinema, marina and art gallery. The renowned Steep Hill leads to the picturesque Uphill area and Bailgate, home to a selection of independent boutiques, cafés and bistros, alongside Lincoln Castle, Lincoln Cathedral and University of Lincoln. The property is also conveniently located for the Carlton Centre retail park, which offers a wide range of national retailers, supermarkets, cafés and everyday amenities, and benefits from excellent transport links with the A46 Lincoln bypass just a short drive away, providing easy access to Newark, the A1 and the wider road network

ENTRANCE HALL

A welcoming entrance hall with staircase to the first floor, feature exposed brick wall, wood effect laminate flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin on a vanity stand, wall lights, radiator and double glazed window to the side aspect.



LOUNGE

12' 5" x 11' 11" (3.81m x 3.65m) With double glazed bay window to the front aspect, wood effect laminate flooring and radiator.

OPEN PLAN LIVING KITCHEN DINER

27' 7" x 21' 2" (8.42m x 6.47m) An impressive open plan living kitchen diner, beautifully extended to create a superb family and entertaining space. The focal point of the room is a stunning original brick fireplace with inset log burner. The contemporary kitchen is fitted with a high specification range of wall and base units complemented by Quartz worktops, an undermount stainless steel sink with mixer tap, and a range of integrated appliances including a Samsung fridge freezer, Neff dishwasher and Candy washing machine. Further features include space for a Range cooker, a central island with breakfast bar and additional storage beneath, wood effect laminate flooring, two stylish tall radiators, spotlights and downlighters. Natural light floods the room through three double glazed side windows, two large roof lanterns and double glazed French doors with side panels opening onto the rear garden.



BEDROOM 3

12' 10" x 8' 4" (3.92m x 2.55m) With double glazed windows to the front and side aspects, airing cupboard housing the gas fired central heating boiler and radiator.

FIRST FLOOR LANDING

BEDROOM 1

12' 5" x 11' 6" (3.81m x 3.51m) With double glazed window to the front aspect, a range of fitted wardrobes and radiator.



BEDROOM 2

11' 4" x 10' 10" (3.47m x 3.32m) With double glazed window to the rear aspect, access to eaves storage and radiator.

BATHROOM

8' 7" x 5' 11" (2.62m x 1.82m) Refitted with a three piece suite comprising of panelled bath with rainfall shower over, close coupled WC and wash hand basin in a vanity style unit, part tiled walls, wood effect laminate flooring, radiator and double glazed window to the side aspect.

OUTSIDE

Outside, the property benefits from an extensive block paved driveway to the front, providing ample off-road parking for multiple vehicles and featuring an electric vehicle charging point. The attractive front garden is well stocked with a variety of mature shrubs and trees. To the rear there is a generous enclosed garden, enjoying a patio seating area, extensive decorative gravelled sections, established planting and the added benefit of a summer house and shed, both with power connected.





KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

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](#)

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 – HOW WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

BUYING YOUR HOME

An independent survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer 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

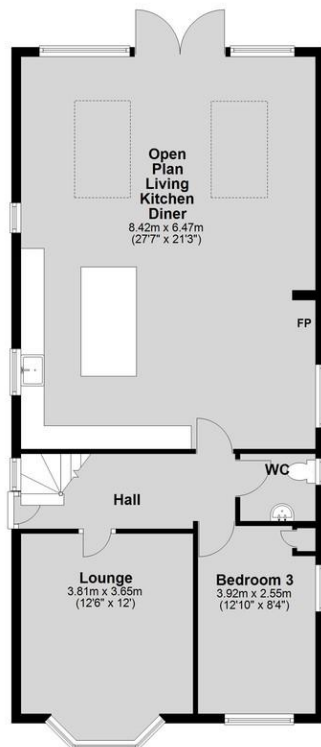
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (lessors) for whom they act as Agents give no guarantee.

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 whatsoever 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

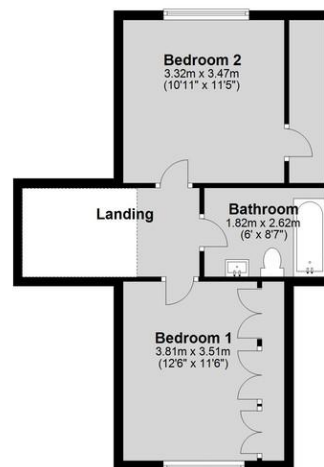
Ground Floor

Approx. 90.4 sq. metres (972.6 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



Total area: approx. 131.4 sq. metres (1414.6 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 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 and 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.



www.mundys.net