



27 Bullingham Road,
Lincoln, LN2 4RW



Book a Viewing!

£325,000

An impressive and substantially extended five-bedroom home, offering spacious and versatile accommodation arranged over two floors and sitting comfortably within a generous plot. The property provides excellent flexibility for modern family living, with the particularly useful fifth bedroom located on the ground floor and offering the potential to be used as an additional reception room, home office or guest accommodation. The property also benefits from a generous rear garden, driveway parking, detached garage and a fantastic position close to both the historic heart of Uphill Lincoln and a wide range of everyday amenities.





LOCATION

Bullingham Road is ideally positioned just off Bunkers Hill, offering excellent access to both the historic and modern attractions of Lincoln. The property is within easy reach of Uphill Lincoln, the Bailgate, Lincoln Castle and Castle Square, whilst also being conveniently positioned for a wide range of supermarkets, everyday amenities and the Carlton Centre shopping facilities.

For commuters and those travelling further afield, the A46 is only a couple of minutes away, providing excellent connections around Lincoln and towards the wider road network. This combination of city convenience, local amenities and excellent transport links makes the location particularly appealing for families.

ACCOMMODATION

ENTRANCE HALL

A welcoming entrance hall with stairs rising to the first floor landing and doors providing access to the principal reception rooms.



LOUNGE

21' 2" x 7' 10" (6.45m x 2.39m) A bright and spacious dual aspect reception room, enjoying plenty of natural light from UPVC double glazed windows to both the front and rear aspects. The room features two radiators and an attractive gas fire with mantle surround.

DINING ROOM

11' 8" x 8' 11 max" (3.56m x 2.72m) A well proportioned dining room with glazed panel door, with radiator, useful understairs storage cupboard, ample space for a family dining table and UPVC double glazed window overlooks the front aspect.

KITCHEN

9' 1" x 8' 11" (2.77m x 2.72m) A practical fitted kitchen comprising a range of wall and base units with complementary work surfaces and tiled splashbacks. The kitchen is well equipped with integrated dishwasher, fridge and freezer, electric hob, double oven and extractor, together with a built-in washing machine. Further features include a stainless steel sink with mixer tap, tiled flooring and a UPVC double glazed window overlooking the rear garden.

REAR PORCH

Providing a useful additional entrance space with tiled flooring and direct access to the rear garden.

WC

A useful downstairs cloakroom with WC and wash hand basin with built in storage, together with tiled flooring, tiled splashback and radiator.



BEDROOM 5 / ADDITIONAL RECEPTION ROOM

15' 10" x 7' 10" (4.83m x 2.39m) A particularly versatile ground floor room which could be utilised in a number of ways to suit the needs of the new owner. Currently suited as a fifth bedroom, the room would also make an excellent home office, guest room, playroom or additional lounge. The room benefits from dual aspect glazing, with UPVC double glazed windows to the front aspect providing plenty of natural light, radiator and UPVC sliding patio doors opening directly onto the rear garden.



FIRST FLOOR LANDING

Providing access to all four first floor bedrooms, the family bathroom and loft void. The loft is partly boarded and houses the gas central heating boiler.

BEDROOM 1

12' 4 max" x 11' 11" (3.76m x 3.63m) A spacious front facing double bedroom with UPVC double glazed window overlooking the front aspect and radiator.

BEDROOM 2

11' 11" x 10' 5 max" (3.63m x 3.18m) A further front facing double bedroom with UPVC double glazed window and radiator. The room also benefits from a useful airing cupboard providing storage and housing the hot water cylinder.





BEDROOM 3

8' 11" x 7' 6" (2.72m x 2.29m) A good sized rear facing bedroom with UPVC double glazed window overlooking the rear garden and radiator.

BEDROOM 4

8' 10" x 6' 4" (2.69m x 1.93m) A flexible fourth bedroom with UPVC double glazed window to the rear aspect and radiator. The room would also lend itself well to use as a nursery, home office or guest bedroom.

FAMILY BATHROOM

A three piece suite comprising of a panelled bath with electric shower over, WC and wash hand basin with vanity and mirrored storage. Further features include tiled splashbacks, lino flooring, chrome radiator, extractor and frosted UPVC double glazed window to the rear aspect.

OUTSIDE

The property occupies a generous plot, with a paved driveway and pathway leading to the front entrance, together with a lawned frontage and additional parking for multiple vehicles. To the rear there is a deceptively spacious garden, predominantly laid to lawn and complemented by a paved patio, pathways, secure fencing and established borders. A garden shed provides useful external storage, while an outside tap is also provided. The rear garden can be accessed directly from the versatile fifth bedroom via the sliding patio doors, adding further flexibility to this space.

GARAGE

16' 5" x 7' 8" (5m x 2.34m) A useful single garage with electric up-and-over door, pedestrian access to the rear, light and power.



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.

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

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

VIEWINGS - By prior appointment through Mundys.





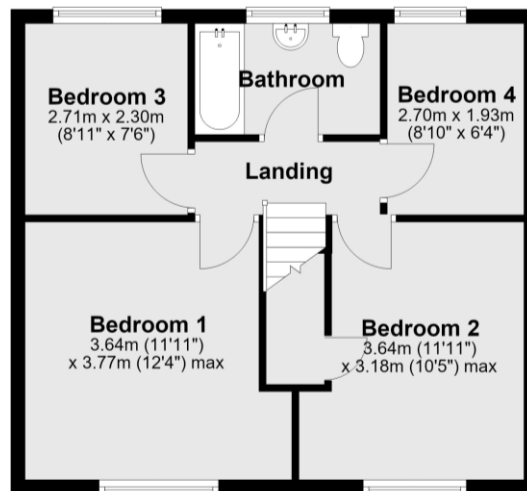
Ground Floor

Approx. 70.1 sq. metres (754.2 sq. feet)



First Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



Total area: approx. 115.5 sq. metres (1243.2 sq. feet)

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 – WHO 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 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.
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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

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 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