



## 111 Bunkers Hill

Lincoln, LN2 4QT



Book a Viewing!

**£500,000**

A substantial detached family home with thoughtfully extended accommodation situated within the sought after Uphill area of the Cathedral City of Lincoln. The property has spacious accommodation comprising of Porch, Hall, Lounge, Study, a fantastic Open Plan Living Kitchen Diner, downstairs Cloakroom/WC, Ground Floor sixth Bedroom with En-suite and the First Floor Landing leading to five further bedrooms, Master with En-suite, and a four piece Family Bathroom. Outside the property has a driveway providing ample off road parking and an enclosed rear garden with log cabin which is currently under construction. Viewing of this property is highly recommended to appreciate all it has to offer.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – C.

**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.





#### PORCH

With tiled flooring.

#### HALL

With staircase to the first floor and radiator.

#### LOUNGE

17' 0" x 17' 7" (5.19m x 5.36m) With two double glazed windows to the front aspect, electric feature fire, storage cupboards, spotlights and two radiators.

#### STUDY

10' 11" x 10' 11" (3.35m x 3.35m) With double glazed bay window to the front aspect, a range of fitted Sharps office furniture and radiator.



#### OPEN PLAN LIVING KITCHEN DINER

22' 1" x 21' 6" (6.74m x 6.57m) A fantastic open plan living kitchen diner, fitted with a range of wall and base units with worktops over, undermount 1 ½ bowl sink with side drainer and mixer tap over, twin eye level electric ovens, electric hob with extractor fan over, microwave, integrated dishwasher, spaces for American Fridge Freezer, washing machine and tumble dryer, central Island with breakfast bar, feature log burner, tiled flooring, spotlights, radiator, feature roof lantern, double glazed window to the rear aspect and Bi-fold doors to the rear garden.

#### CLOAKROOM/WC

With close coupled WC, wash hand basin on a vanity style unit, towel radiator, part tiled walls, laminate flooring and spotlights.



#### GROUND FLOOR BEDROOM 6

11' 9" x 11' 5" (3.60m x 3.48m) With double glazed French doors to the rear garden, spotlights and radiator.

#### EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin on a vanity style unit, chrome towel radiator, tiled walls and flooring and spotlights.

#### FIRST FLOOR LANDING

With double glazed window to the side aspect and radiator.

#### BEDROOM 1

10' 10" x 9' 9" (3.31m x 2.98m) With double glazed window to the front aspect, walk-in storage cupboard and radiator.

#### EN-SUITE SHOWER ROOM

With shower cubicle, wash hand basin on a vanity style unit, tiled flooring and splashbacks and spotlights.

#### BEDROOM 2

11' 0" x 10' 10" (3.36m x 3.32m) With double glazed bay window to the front aspect and radiator.

#### BEDROOM 3

11' 10" x 8' 3" (3.63m x 2.54m) With double glazed window to the rear aspect and radiator.





#### BEDROOM 4

9' 1" x 7' 3" (2.78m x 2.23 m) With double glazed window to the rear aspect and radiator.

#### BEDROOM 5

8' 11" x 6' 9" (2.72m x 2.08 m) With Velux window and radiator.

#### BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and wash hand basin on a vanity style unit, chrome towel radiator, tiled walls and flooring and double glazed window to the side aspect.

#### OUTSIDE

To the front of the property there is a driveway providing ample off street parking for multiple vehicles and to the rear is an enclosed garden laid mainly to lawn.



#### 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 REFERR 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 Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them we will receive a referral fee of up to £125.

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#### 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 536088 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 work out the cost of financing your purchase.

#### NOTE

1. None of these 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

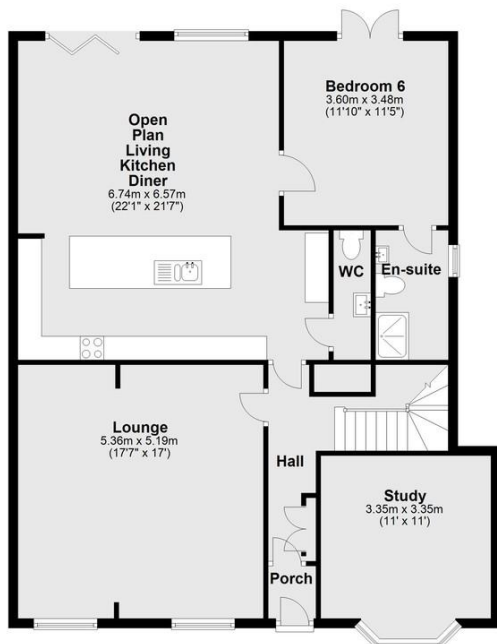
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#### Ground Floor

Approx. 109.2 sq. metres (1175.1 sq. feet)



#### First Floor

Approx. 68.3 sq. metres (735.1 sq. feet)



Total area: approx. 177.5 sq. metres (1910.2 sq. feet)

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 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.

