



98 Bunkers Hill

Lincoln, LN2 4QR



Book a Viewing!

£270,000

A traditional three bedroom bay fronted semi-detached house situated on a generous non-estate plot in the Uphill Area of the Historic Cathedral City of Lincoln. The spacious internal accommodation has been much improved by the current owners and briefly comprises of Hall, Cloakroom/WC, Lounge with bay window, Dining Room, fitted Kitchen, Garden Room and a First Floor Landing leading to three Bedrooms and Bathroom. Outside there is a front garden with a driveway providing off road parking and giving access to the Single Garage. To the rear is a generous enclosed rear garden. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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.

HALL

With staircase to the first floor landing, wooden flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, tiled splash-backs and double glazed window to the side aspect.

LOUNGE

11' 10" x 11' 4" (3.63m x 3.46m) With secondary glazed bay window to the front aspect, decorative fireplace and radiator.

DINING ROOM

13' 2" x 11' 10" (4.03m x 3.63m) With log burner, wooden flooring and radiator.



KITCHEN

9' 10" x 6' 10" (3.00m x 2.10m) Fitted with a range of base and wall units with work surfaces over, under-mount ceramic sink with side drainer and mixer tap over, integrated dishwasher and washing machine, space for fridge and cooker, tiled flooring and splash-backs, spotlights, door to the rear garden and double glazed window to the side aspect.

GARDEN ROOM

14' 0" x 8' 11" (4.29m x 2.72m) With double glazed French doors to the rear garden, double glazed windows to the side and rear aspects, two Velux windows, wooden flooring and radiator.

FIRST FLOOR LANDING

BEDROOM 1

13' 2" x 11' 10" (4.03m x 3.62m) With fitted double wardrobe, drawers with dressing table over, double glazed window to the rear aspect and radiator.

BEDROOM 2

11' 4" x 10' 10" (3.46m x 3.31m) With fitted double wardrobe, double glazed window to the front aspect and radiator.

BEDROOM 3

7' 10" x 6' 10" (2.40m x 2.10m) With double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity unit, chrome towel radiator, spotlights, tiled walls, wooden flooring and airing cupboard housing the gas fired central heating boiler.

OUTSIDE

To the front of the property is a landscaped garden with gravel and shrubs. There is a driveway providing off road parking for multiple vehicles and giving access to the single garage. To the rear of the property is a generous enclosed garden laid mainly to lawn with a decked seating area, mature shrubs, trees, flowerbeds and shed.

SINGLE GARAGE

With doors to the front, light and power.

VENDOR'S COMMENTS

We have lived here since 1999 and instantly fell in love with the beautiful character of the house and the large enclosed garden to the rear, which was safe and secure for our growing family.

We moved here for more space and to be close to local schools, our work and the Carlton Centre Development which has great amenities and recently a new NHS Doctors' Surgery. We have wonderful neighbours and a close community around us.

You are a short walk into the countryside boundary leading across fields to North Greetwell, Cherry Willingham, Fiskerton, Washingborough and beyond via easy access to the Eastern Bypass Walking and Cycle Routes which is a great improvement for Bunkers Hill.

There are good bus routes for schools, Lincoln City Centre and travelling to the East Coast and seaside located a short walk away.

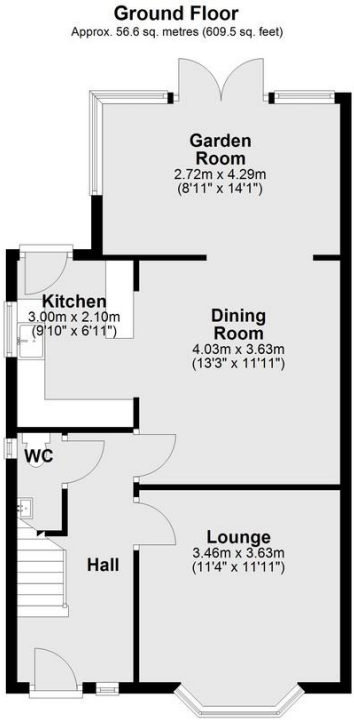
Our house has been extensively upgraded, having had a new roof and lining, insulation and chimneys re-pointed front and back in September 2023. There was a new British Gas boiler / hydrogen ready installed at the same time.

The log burner, which has been inspected and professionally cleaned annually, is great for those cosy nights in the open plan dining, kitchen and garden room looking onto the large garden.

We have also had installed a new electrical consumer unit with new earths and all electrics checked in August 2024. We would love you to come and view our home to appreciate the large rear South facing garden ready for Spring and Summer.

It's time to pass on a beautiful house to the next custodian.

Dave & Fiona



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
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 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 RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

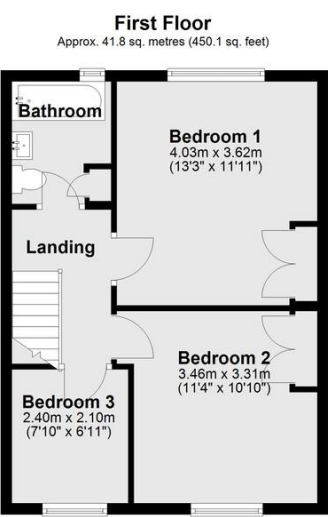
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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:

- 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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Total area: approx. 98.4 sq. metres (1059.6 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.

