


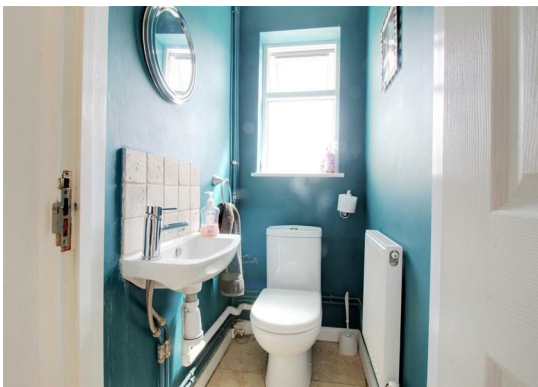
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Lincoln Hill, Anstey  
£560,000

**Sanctuary**  
Buntingford

## Lincoln Hill, Anstey, SG9 0DL - £560,000

Sanctuary Buntingford are pleased to offer an opportunity to purchase a spacious Extended Semi Detached property, situated in an enviable location with rural outlook to front and rear. The property comprises 5 Bedrooms, Triple aspect 25ft Lounge, Open plan Kitchen/Dining room, Downstairs Wc, En-suite Shower Wc, Family Bathroom Wc, Oil fired central heating, Double glazed windows, Generous gardens and Ample off street parking to front.





### **Entrance door to:**

Entrance porch with window to side. Door to:

### **Entrance hall**

Bespoke radiator, stairs to first floor. Door to:

### **Lounge**

25'7" x 10'4"

Triple aspect room with windows to front & side and sliding patio doors to rear garden, fireplace with log burning stove inset, laminate flooring, 2 radiators, tv point. Door to:

### **Inner lobby**

Door to:

### **Downstairs Wc**

Comprising low level wc, wash hand basin, tiled floor, radiator, obscure glazed window to rear.

### **Dining room**

14'0" x 12'8"

Window to front aspect, feature fireplace, laminate flooring, under stairs cupboard. Open aspect to:

### **Kitchen**

18'2" x 14'0" reducing to 7'3"

Fitted with a matching range of wall and base units with work surfaces, recess for Range style cooker, integrated dishwasher, plumbing for washing machine, recess for tumble dryer, stainless steel sink unit & mixer tap, tiled splash backs, breakfast bar, radiator, tiled floor, window and door to rear garden, further velux window.

### **Stairs to first floor landing**

Fitted carpet, window to side, airing cupboard housing hot water cylinder and shelving. Door to:

### **Bedroom Two**

10'4" x 9'10"

Window to front aspect, fitted carpet, radiator.



**Bedroom Three**

11'10" x 8'5"

Window to rear aspect, fitted carpet, radiator.

**Bedroom Four**

10'4" x 8'5"

Window to rear aspect, fitted carpet, radiator.

**Bedroom Five**

9'10" x 8'0" < 14'2"

Window to front aspect, fitted carpet, radiator, storage alcove.

**Bathroom Wc**

3 Piece suite comprising panel enclosed bath with mixer tap and wall mounted mixer shower, pedestal wash hand basin, low level wc, tiled splash backs, vinyl floor covering, radiator, obscure glazed window to rear.

**Stairs to second floor****Bedroom One**

14'0" x 9'7" < 15'7"

Window to rear aspect and velux windows to front, fitted carpet, radiator, eaves storage space. Door to:

**En-suite Shower Wc**

Comprising shower cubicle with wall mounted mixer shower, pedestal wash hand basin, low level wc, tiled splash backs, vinyl floor covering, heated towel rail, obscure glazed window to rear.

**Exterior**

South facing rear garden with paved patio area leading to lawn with hedge border, large timber shed with power/light & insulation, further timber shed to side, oil storage tank, side pedestrian access.

Front: Lawn & shrubbery, shingle driveway with ample off street parking for several vehicles.

**Agents note**

Council tax band D £2,166.24(subject to change)

what3words: ///desire.peach.hinders









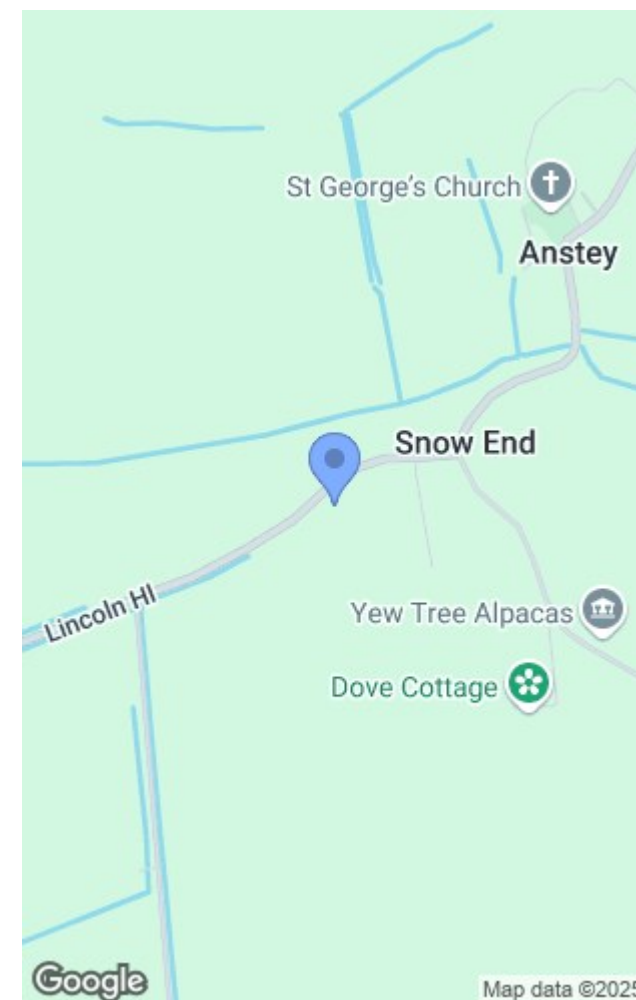


TOTAL FLOOR AREA : 1489 sq.ft. (138.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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