



- Substantial Detached Family Home
- Non-Estate Position
- 5 Bedrooms & 2 Bathrooms
- Impressive Living Accommodation

- Potential For Annexe
- Large Driveway & Garage
- Large Rear Garden
- Viewing Essential!

Bunkers Hill, Lincoln, LN2 4QT,
Offers In Region Of £490,000





Located in a non estate position on the Northern outskirts of Lincoln is this substantial detached residence which offers surprisingly spacious and versatile accommodation throughout. The property is very well presented and has accommodation which briefly comprises entrance porch, entrance hallway, 27'8 sitting room with log burner fireplace, 19'10 lounge with French doors into conservatory, 24'5 family room (which offers potential for independent annexe accommodation), 20'1 kitchen diner with central island unit, utility and ground floor WC. To the first floor there are five bedrooms and two bathrooms. The property also benefits from a substantial driveway with space for many vehicles, larger than average single garage with steps leading to mezzanine storage area, and a large rear garden which has a range of useful outbuildings and gazebo outdoor seating area. Viewing is considered essential in order for this property to be fully appreciated. Council tax band: E. Freehold.



Entrance Porch

Having part glazed composite front entrance door, door into garage and original part stained glass door leading into:

Entrance Hallway

Having laminate wood effect flooring, traditional style radiator, coved ceiling, dado rail, stairs rising to first floor and understairs storage cupboard.

Sitting Room

27' 8" into bay x 12' 1" max (8.43m x 3.68m)

Having cast iron log burner fireplace with flagstone hearth, walk-in bay window to front aspect, laminate wood effect flooring, radiator, ornate coving and French doors into:

Lounge

19' 10" x 14' 10" (6.04m x 4.52m)

Having 2 traditional style radiators, wall lights, coved ceiling, LED downlights, French doors leading into conservatory and additional French doors leading to side.

Conservatory

12' 2" x 11' 5" (3.71m x 3.48m)

Being of uPVC construction with brick built base and having wood effect vinyl flooring, fitted window blinds and French doors leading onto rear garden.

Family Room

24' 5" x 12' 8" (7.44m x 3.86m)

Being suitable for a variety of different purposes to include potential annexe accommodation and having double aspect windows, laminate wood effect flooring, modern electric fireplace and uPVC door leading to rear garden.

Kitchen Diner

20' 1" x 13' 10" min (6.12m x 4.21m)

Having a range of matching wall and base units, central island unit with oak work surfacing and breakfast bar, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in eye level double oven, 5 burner gas hob with cooker hood over, integral dishwasher, integral full height fridge, space for full height fridge freezer, wood effect luxury vinyl flooring, radiator, coved ceiling and downlights.

Side Entrance Lobby

Having wood effect vinyl flooring and uPVC door to side.

Utility

Having space for a range of appliances with work surfacing over, ceramic tiled floor, radiator and access to roof space.

Ground Floor WC

Having low level WC, radiator and ceramic tiled floor.

First Floor Landing

Having access to boarded loft with loft ladder.

Bedroom 1

15' 0" into bay x 11' 0" (4.57m x 3.35m)

Having large walk-in bay window to front aspect, radiator, picture rail and coved ceiling.

Bedroom 2

12' 8" x 8' 9" (3.86m x 2.66m)

Having radiator.

Bedroom 3

12' 8" x 8' 7" min (3.86m x 2.61m)

Having radiator.

Bedroom 4

11' 3" x 8' 9" (3.43m x 2.66m)

Having bow window to rear aspect, radiator and coved ceiling.

Bedroom 5

8' 10" max x 7' 3" (2.69m x 2.21m)

Being currently utilised as an office and having feature window to front aspect and radiator.

Family Bathroom

Having 4 piece suite comprising corner tiled shower cubicle with electric shower appliance, panelled bath, wash hand basin set in vanity unit, low level WC, wood effect laminate flooring, traditional style radiator, part tiled walls, coved ceiling and downlights.

Shower Room

Having 3 piece suite comprising corner shower cubicle with aquaboard splashbacks and electric shower appliance, wash hand basin set in vanity unit, low level WC, tiled effect vinyl flooring, radiator and extractor.

Outside Front

The property benefits from a generous sized frontage comprising lawn bordered by a variety of plants, shrubs and trees, large block paved driveway and turning area with ample parking space for 5/6 vehicles, log store, outside lighting, secure gates at both sides leading to rear garden.

Garage

19' 4" max x 12' 2" max (5.89m x 3.71m)

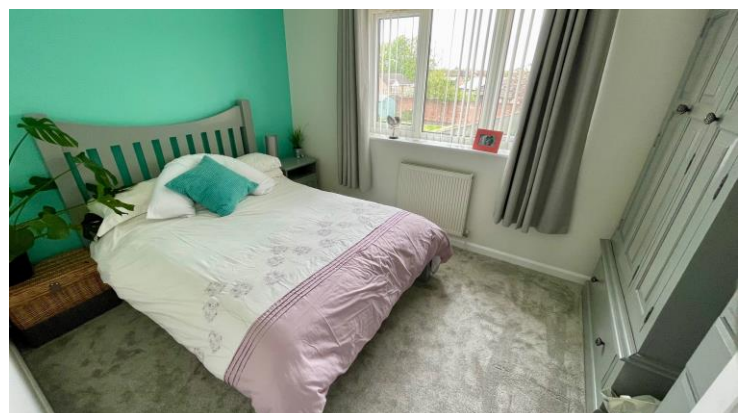
Having remote control electric roller shutter door, power and light, steps leading to mezzanine storage area with Worcester Bosch central heating boiler and hot water cylinder.

Outside Rear

To the rear of the property there is a generous sized fully enclosed and secure garden being mainly laid to lawn with established borders to include a wide variety of flowers, plants, shrubs and trees, gazebo/ covered outdoor seating area, additional paved patio area, railway sleeper planters, 3 useful outbuildings, outside lighting, gate leading to side garden area suitable for storage or additional caravan/motorhome parking if required.

Agents Note

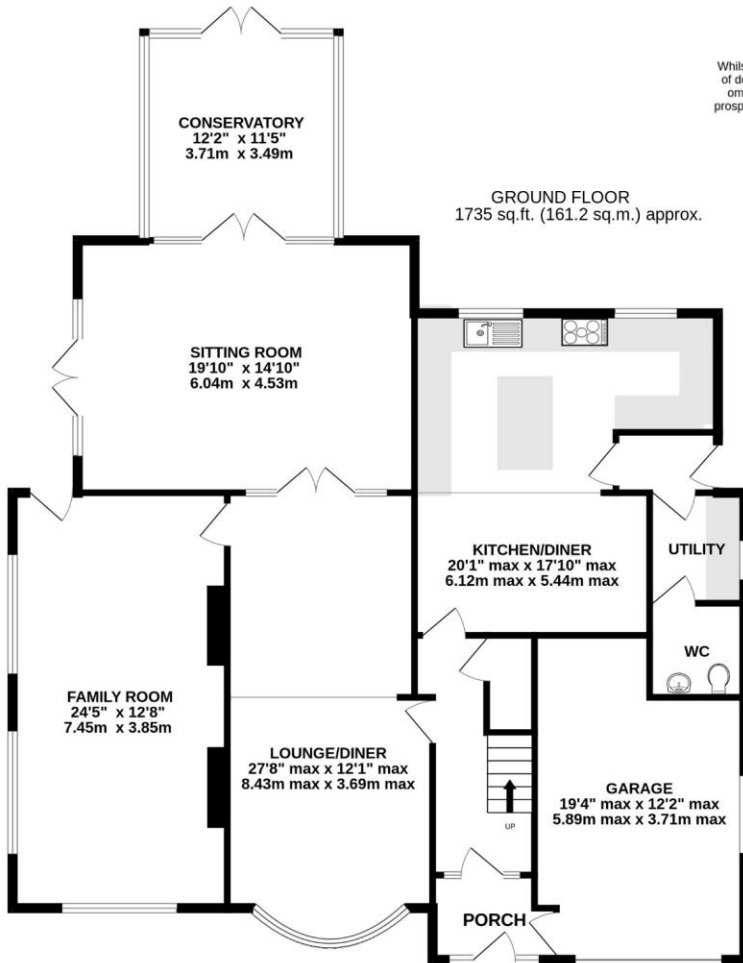
The property benefits from solar panels which are owned outright and substantially reduce monthly utility bills. Call today for further information.



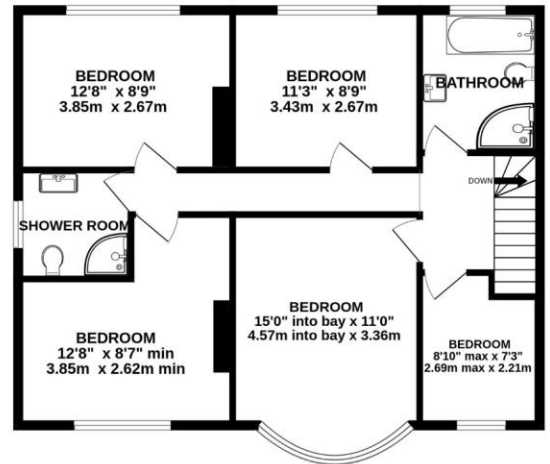


TOTAL FLOOR AREA : 2490 sq.ft. (231.3 sq.m.) approx.

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1ST FLOOR
755 sq.ft. (70.1 sq.m.) approx.



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