



- Link-Detached 4 Bedroom House
- 3 Reception Rooms
- 19' Sun Room
- Modernisation Required
- Downstairs Shower Room & Family Bathroom
- South-Facing Rear Garden
- Gated Driveway Parking
- Call Today To View

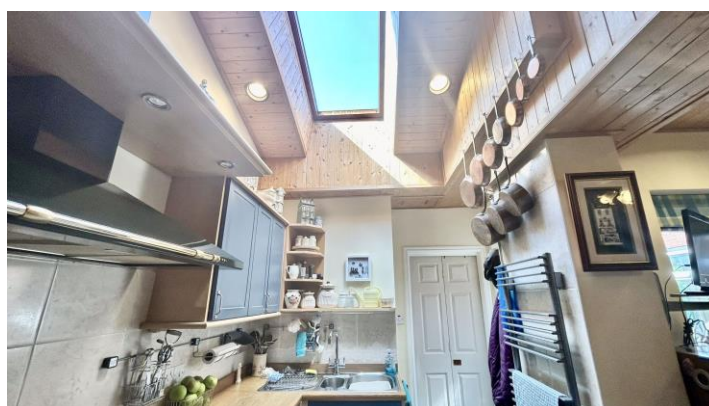
Bunkers Hill, Lincoln, LN2 4QT,  
Offers in the Region Of £365,000







Starkey&Brown is pleased to offer for sale this extended 4 bedroom family home located on Bunkers Hill. Accommodation briefly comprises a lounge, dining room, extended sunroom, extended kitchen diner and a downstairs shower room, office and an integral garage. Rising to the first floor there are 4 bedrooms, one bedroom having a balcony and a family bathroom. To the front of the property there is a generous driveway parking and an integral garage. To the rear of the property there is a private south-facing garden. Contact Starkey&Brown to arrange a viewing. Council tax band: C. Freehold.





### Lounge

Having a bay fronted window to front aspect and a feature open fireplace.

### Dining Room

12' 4" x 10' 3" (3.76m x 3.12m)

Having wood flooring, French doors leading into sunroom and a radiator.

### Kitchen Diner

16' 9" x 16' 0" (5.10m x 4.87m)

Having window to rear aspect, a range of base and eye level units with counter worktop, large skylight, integral washing machine, integral dishwasher, tiled walls and flooring, serving hatch, one and a half stainless steel sink and drainer unit and a range cooker with extractor hood.

### Shower Room

9' 8" x 6' 4" (2.94m x 1.93m)

Having low level WC, wash hand basin, shower, tiled flooring, radiator and a window to rear aspect.

### Sun Room

19' 0" x 11' 9" (5.79m x 3.58m)

Having uPVC windows and French doors leading onto rear garden, brick built surround and tiled flooring.

### Utllity

9' 8" x 4' 9" (2.94m x 1.45m)

Having shelving and pocket sockets.

### Office

15' 0" x 9' 8" (4.57m x 2.94m)

Having window, a door to front aspect and a radiator.

### First Floor Landing

#### Bedroom 1

12' 9" x 11' 9" (3.88m x 3.58m)

Having bay window to front aspect and a radiator.

#### Bedroom 2

11' 9" x 11' 5" (3.58m x 3.48m)

Having window to rear aspect and a radiator.

#### Bedroom 3

12' 4" x 9' 8" (3.76m x 2.94m)

Having window to front aspect, door leading to balcony and a radiator.

#### Bedroom 4

8' 9" x 5' 8" (2.66m x 1.73m)

Having window to front aspect and a radiator.

### Family Bathroom

8' 2" x 5' 8" (2.49m x 1.73m)

Having fronted window to rear aspect, low level WC, wash hand basin, panelled bath, a heated towel rail, tiled walls and tiled flooring.

### Outside Rear

Being south-facing and having a raised area with steps leading to large lawned area, a variety of borders and mature shrubs, apple trees, small seating area and 2 garden sheds.

### Outside Front

Having generous driveway parking for a caravan plus 3/4 vehicles. Access to garage.

### Agents Note

The roof was done 3 years ago, new soffits and fascias. Boiler has full service history. Please contact Starkey&Brown for more information.

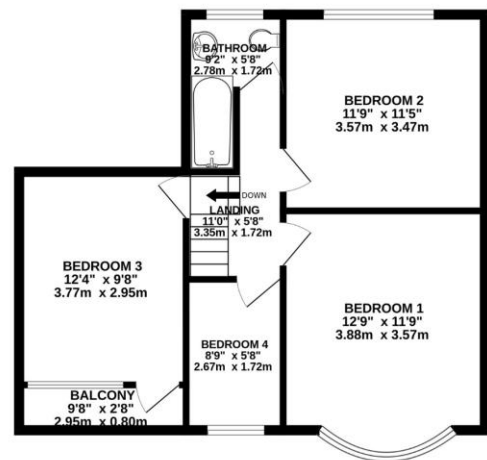
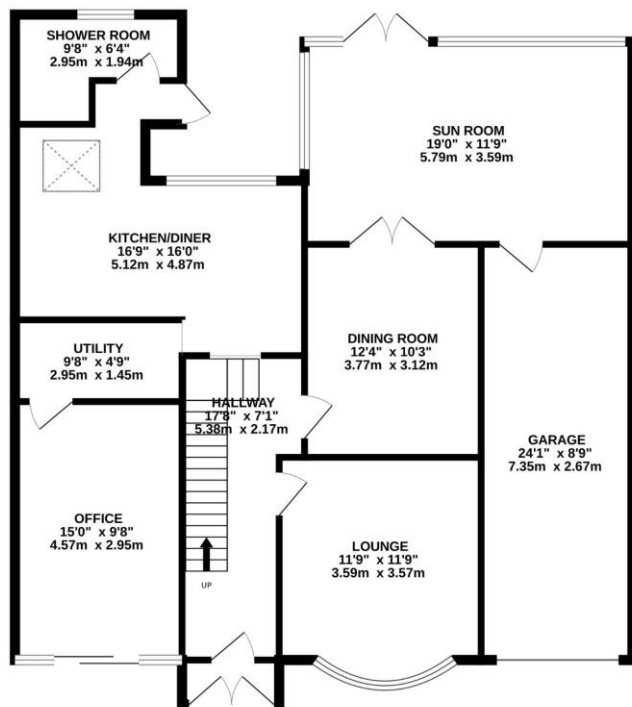






GROUND FLOOR  
1258 sq.ft. (116.9 sq.m.) approx.

1ST FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 1830 sq.ft. (170.0 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.  
Made with Metropix ©2024

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:  
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE