



- CHAIN FREE
- Semi-Detached House
- Separate Lounge & Dining Room
- Generous Front & Rear Gardens
- 3 Bedrooms & Bathroom
- Ample Driveway Parking & Garage
- Sought After Location
- Call Today To View

Bunkers Hill, Lincoln, LN2 4QS
£260,000



SOLD WITH NO CHAIN! Starkey&Brown is delighted to offer for sale this bay-fronted semi-detached family home situated in a sought after area in the northern outskirts of Lincoln. Accommodation briefly comprises entrance hall, entrance porch, 2 reception rooms, kitchen to the ground floor. Rising to the first floor there are 3 bedrooms, bathroom and a separate WC. Outside there is a newly laid driveway with ample parking and a generous rear garden, perfect for hosting or planning (subject to planning permissions), outside WC, store room and a single garage. Surrounded by local amenities which can be found on Nettlefield Fields these include Asda's supermarket, take-aways, hairdressers, butchers and a post-office, great access to eastern bypass and A46 and is nearby to bus stops with regular bus service to and from the Lincoln city centre. Council tax band: B. Freehold.



uPVC double glazed door leading into:

Porch

Having tiled flooring. Access through the internal door to:

Hallway

Carpeted, understairs storage cupboard (currently being used as a pantry), radiator, and access into the living, dining rooms, and kitchen.

Living Room

12' 4" x 11' 11" max (3.76m x 3.63m)

Having a bay window with 5 double-glazed glass panels looking out to the front aspect, carpeted (roughly 2 years old), radiator, an electric fireplace, vertical blinds, and 2 wall-mounted lights to the chimney breast.

Dining Room

12' 0" x 10' 4" max (3.65m x 3.15m)

Carpeted (roughly 2 years old), uPVC double-glazed door to rear aspect, double-glazed window alongside the door, a feature freestanding fireplace with mantle piece and radiator.

Kitchen (Renovated roughly 3 years ago)

15' 9" x 8' 4" (4.80m x 2.54m)

Having a range of base and wall units with vinyl flooring, fitted shelves, 4-ring electric hob, tiled splashback, double-glazed windows to rear and side aspects, ceramic sink with mixer tap, plumbing for washer/dryer, radiator, uPVC frosted glazed door leading to the side of the property.

First Floor Landing

Double-glazed frosted window to the side aspect, carpeted, and radiator. Access to bedrooms, WC, and bathroom.

Bedroom 1

12' 4" x 11' 6" max (3.76m x 3.50m)

Having a double-glazed bay window to the front aspect, vertical blinds, carpeted, ceiling fan light, radiator, wooden wardrobes with additional storage above.

Bedroom 2

11' 9" x 11' 4" (3.58m x 3.45m)

Having double-glazed window to the rear aspect, carpeted, wooden fitted wardrobe with additional storage above, and a radiator.

Bedroom 3

8' 0" x 7' 11" (2.44m x 2.41m)

Having double-glazed window to the front aspect, a radiator, and carpeted.

Bathroom

Having a panelled bath with mains shower, tiled walls, tiled flooring, hand wash basin with storage underneath, additional wall cupboard and drawers, frosted window to rear aspect, airing cupboard housing boiler and extractor fan.

WC

Having low-level WC, tiled flooring, and frosted double-glazed window to the side aspect.

Outside Front

Ample parking driveway (relaid in 2024), lawn with a variety of shrubs and hedges, wooden gate leading to the rear garden.

Outside Rear

16' 1" x 8' 10" (4.90m x 2.69m)

Having a single garage up-and-over door. Part patio. Lawned with a variety of shrubs and hedges, and an additional garden shed.

Outside WC

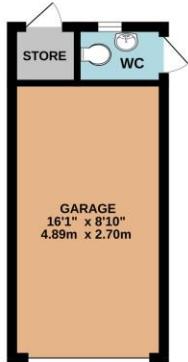
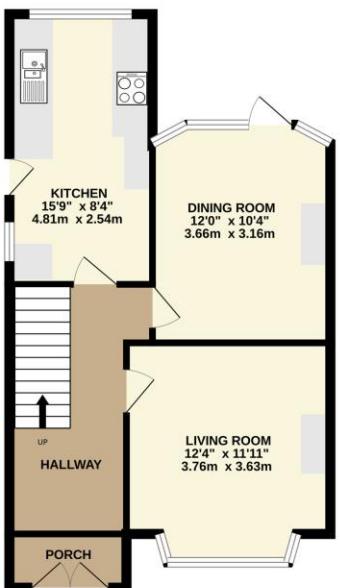
Having low-level WC and a wash hand basin.

Store Room

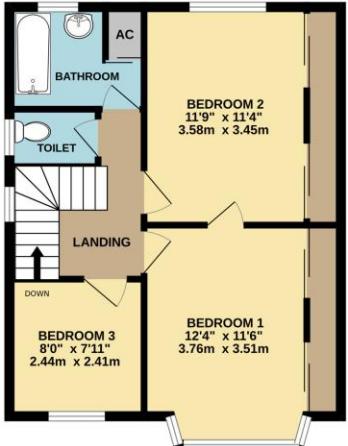
Adjacent to the outside WC.



GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 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 should have not been tested and no guarantee as to their reliability or efficiency can be given.
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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 vendor'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.

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