



Bunkers Hill, Lincoln



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**£240,000**

- Great Travel Access
- Local Amenties
- Schools within walking distance
- Larger than average Garden
- Driveway Parking
- Garage
- Freehold
- EPC rating D



A fantastic opportunity to acquire a three-bedroom semi-detached home located in a sought-after area of Lincoln. This property is in need of modernisation, situated with convenient access to the Lincoln bypass and close to a range of local amenities including shops, schools, and public transport links, this home is ideal for families or investors alike.

This property accommodates Entrance Porch, Hallway, Lounge, Dining Room, Kitchen, Conservatory, Two Double Bedrooms, One Single Bedroom, Family Bathroom. Outside offers Driveway Parking, Single Garage, Outhouse, Outside WC and Spacious Rear Garden.

### Porch

2'2" x 6'6" (0.7m x 2m)

With access to the entrance door and hallway.

### Entrance Hall

With stairs to the first floor.

### Lounge

12'10" x 13'3" (3.9m x 4m)

With a window to the front aspect, and radiator.

### Dining Room

12'10" x 11'10" (3.9m x 3.6m)

With a window to the rear aspect, french doors leading to the kitchen and radiator.





## Kitchen

9'9" x 7'11" (3m x 2.4m)

With a window to the side aspect, access to the pantry, a range of eye and base level units with worktops, sink and drainer unit, cooker with hob and extractor over.

## Outbuilding

With access from the rear garden.

## WC

With a high-level WC and access from the rear garden.

## Conservatory

7'0" x 8'0" (2.1m x 2.4m)

With windows to the rear and side aspects and french doors to the rear garden.

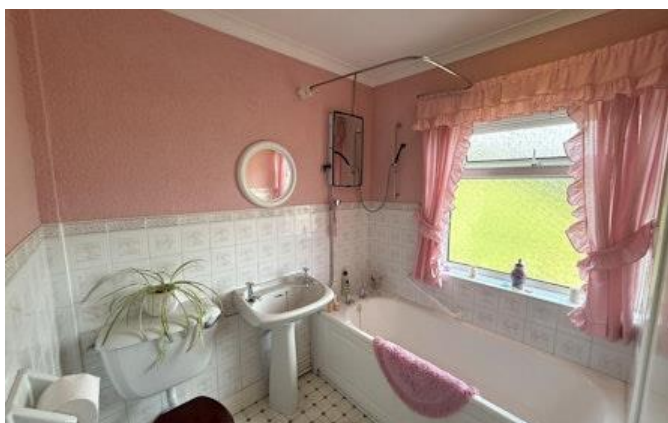
## Landing

With a window to the side aspect and stairs to the ground floor.

## Bedroom One

12'9" x 10'6" (3.9m x 3.2m)

With a window to the front aspect, fitted wardrobes, and radiator.



## Bedroom Two

12'11" x 10'2" (3.9m x 3.1m)

With a window to the rear aspect, fitted wardrobes and radiator.

## Bedroom Three

8'0" x 7'11" (2.4m x 2.4m)

With a window to the front aspect and radiator.

## Bathroom

7'0" x 7'11" (2.1m x 2.4m)

With low level wc, wash hand basin, panelled bath with shower over and access to airing cupboard.





### Garage

8'0" x 14'2" (2.4m x 4.3m)

With an up and over door to the front aspect and door to the conservatory.

### Outside

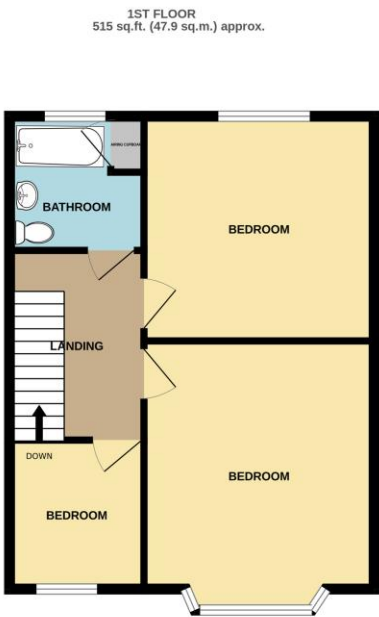
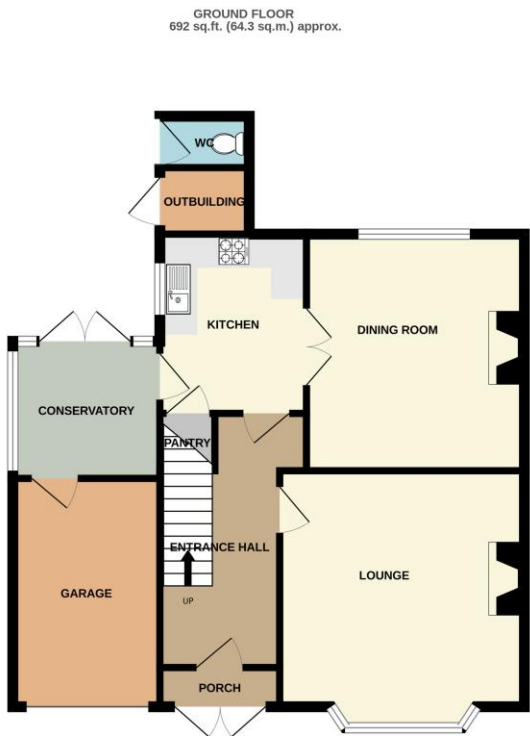
To the front aspect there is a driveway and single garage providing off road parking, small lawned garden and gates to the rear garden.

To the rear is a lawned garden enclosed by bushes and shed.

### Agents Note

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# Floorplan



83 BUNKERS HILL, LINCOLN. LN2 4OT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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