NEWTON FALLOWELL



Bunkers Hill, Lincoln

3 1 2

£275,000

- Bay Fronted Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Popular Uphill Location
- Driveway & Detached Garage
- GCH & uPVC Double Glazing
- Freehold
- EPC Rating D







A beautifully presented three bedroom bay fronted semi detached house, situated in the popular and well established residential area of Bunkers Hill, Lincoln. Offering spacious and versatile accommodation throughout, this attractive property would make an ideal home for a range of buyers.

The property enjoys a convenient location within easy reach of a wide range of local amenities, including shops, supermarkets, well regarded schools and the Carlton Centre. Lincoln city centre, with its excellent selection of shopping, dining and leisure facilities, is also easily accessible, along with the A46 for those commuting further afield.

The accommodation on offer comprises Entrance Hall, Lounge, Dining Room and Kitchen to the ground floor. To the first floor there are Three Bedrooms and Family Bathroom. Externally the property offers a spacious driveway with room for up four cars leading to a detached single garage. To the rear of the property there is an enclosed lawned garden and decorative patio.

Porch
With the entrance door to the front aspect.

Entrance Hall
With windows to the front aspect, stairs rising to the first floor and access to storage.









Living Room
13'10" x 12'11" (4.2m x 3.9m)
With a bay window to the front aspect and fireplace.

Kitchen
15'9" x 8'0" (4.8m x 2.4m)
With an external door and windows to the side aspects. Fitted with wall and base units with worktops over, sink with drainer unit, oven and hob with extractor, access to storage, space and plumbing for a washing machine.

Dining Room
13'9" x 11'5" (4.2m x 3.5m)
With french doors leading to the rear garden, fireplace and radiator.

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

Bedroom One
14'2" x 11'6" (4.3m x 3.5m)
With a bay window to the front aspect and radiator.

Bedroom Two
11'9" x 11'5" (3.6m x 3.5m)
With a window to the rear aspect and radiator.

Bedroom Three
8'1" x 7'11" (2.5m x 2.4m)
With a window to the front aspect and radiator.

WC
With a window to the side aspect and low level wc.

Bathroom
7'11" x 5'6" (2.4m x 1.7m)
With a window to the rear aspect, wash hand basin, panelled bath and shower.







Outside

To the front of the property is a driveway and lawned garden.
To the rear of the property there is an enclosed garden.

Agents Note

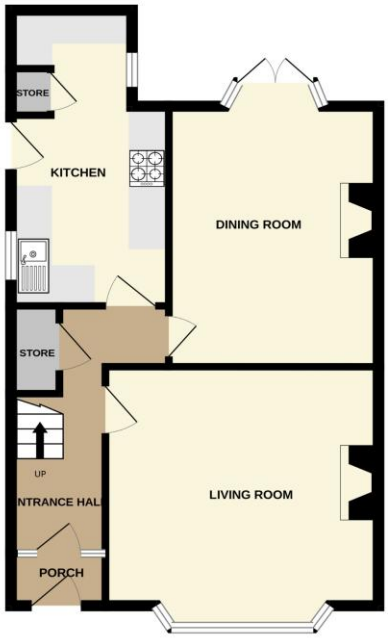
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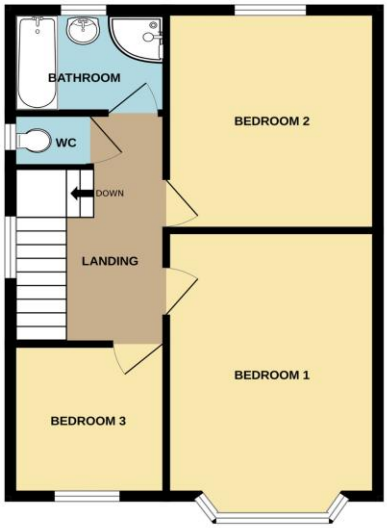


Floorplan

GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.

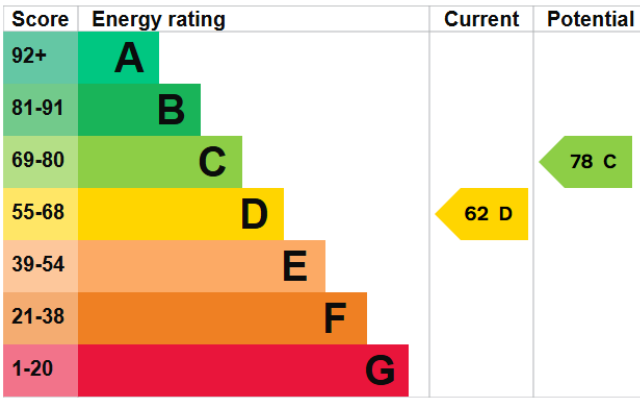


FLOOR PLAN

TOTAL FLOOR AREA : 1020 sq.ft. (94.7 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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