



2 Honey Pot Close

Lincoln, LN2 4GF



Book a Viewing!

£490,000

Tucked away at the end of an exclusive cul-de-sac in the highly sought-after Uphill area of Lincoln, this impressive Five Bedroom Executive Eco-Home was built by the renowned local developer Gusto Homes and has been lovingly maintained by its original owner. Offering spacious and beautifully presented accommodation throughout, the property features a welcoming Entrance Hall, Cloakroom/WC, elegant Lounge, formal Dining Room, and a stylish Kitchen/Diner complemented by a separate Utility Room. To the First Floor, a galleried Landing provides access to five well proportioned Bedrooms, including a superb Master Suite with a walk-in Wardrobe and En-Suite Shower Room, alongside a contemporary four piece Family Bathroom. Externally, the home benefits from a generous block paved driveway providing ample off-road parking, a double Garage, and beautifully enclosed Rear Gardens, perfect for outdoor entertaining. Viewing is highly recommended to fully appreciate the quality and setting of this exceptional home.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Lincoln City Centre has undergone significant regeneration in recent years and now offers an excellent range of High Street shops, national retailers, banking and professional services, along with leisure attractions including the Odeon Lincoln multiplex cinema, an art gallery and the vibrant Brayford Pool marina with its waterfront restaurants and cafés. The city is also home to the highly regarded University of Lincoln, which educates approximately 11,500 students and provides extensive student accommodation. The university continues to expand its academic offering, including the introduction of a new medical school from September 2026.



One of the city's most distinctive features is Steep Hill, a historic cobbled street leading up to the Bailgate area, renowned for its independent boutiques, cafés and bistros. This area is also home to the magnificent Lincoln Cathedral and Lincoln Castle, as well as attractions such as the Museum of Lincolnshire Life and Bishop Grosseteste University. On the southern side of the city lies the impressive International Bomber Command Centre, a major memorial and heritage site overlooking Lincoln.

ACCOMMODATION

ENTRANCE HALL

A welcoming entrance hallway with staircase to the first floor; useful cloakroom/storage cupboard, under stairs storage cupboard, tiled flooring and radiator.

LOUNGE

21' 2" x 12' 9" (6.46m x 3.91m) With double glazed window to the front aspect, a double glazed door to the rear garden and wall hung electric fire and two radiators.

DINING ROOM

12' 7" x 8' 8" (3.84m x 2.66m) With a double glazed window to the front aspect and a radiator.

CLOAKROOM/WC

With close coupled WC and wall hung wash hand basin, tiled flooring and splashbacks, double glazed window to the side aspect and a radiator.

KITCHEN/DINER

21' 3" x 14' 7" (6.50m x 4.47m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1 1/2 bowl sink with side drainer and mixer tap over, electric oven, gas hob with extractor fan over, integrated dishwasher, space for fridge freezer, tiled splashbacks, tiled flooring to kitchen area, laminate flooring to dining area, breakfast bar, radiator, double glazed window to the rear aspect and double glazed door to the rear garden.

UTILITY ROOM

9' 0" x 7' 10" (2.76m x 2.40m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps over, spaces for washing machine and tumble dryer, tiled flooring and splashbacks, radiator, double glazed window to the side aspect and personnel door to the garage.

FIRST FLOOR LANDING

With a radiator and an airing cupboard.

BEDROOM 1

14' 11" x 14' 10" (4.56m x 4.53m) With double glazed window to the side aspect and a radiator.

WALK-IN WARDROBE

6' 7" x 6' 0" (2.03m x 1.83m) With hanging space, shelving and a radiator.





EN-SUITE SHOWER ROOM

6' 8" x 6' 0" (2.05m x 1.83m) Fitted with a three piece suite comprising of shower cubicle, wall hung wash hand basin and close coupled WC, part tiled walls, radiator and double glazed window to the rear aspect.

BEDROOM 2

12' 10" x 11' 5" (3.92m x 3.48m) With a double glazed window to the front aspect and a radiator.

BEDROOM 3

12' 10" x 9' 5" (3.92m x 2.88m) With double glazed window to the side aspect and a radiator.

BEDROOM 4

11' 4" x 8' 8" (3.47m x 2.66m) With a double glazed window to the front aspect, laminate flooring and a radiator.

BEDROOM 5/STUDY

9' 4" x 7' 9" (2.87m x 2.38m) With a double glazed window to the front aspect, laminate flooring and a radiator.



BATHROOM

9' 3" x 7' 10" (2.82m x 2.41m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, wall hung wash hand basin and close coupled WC, part tiled walls, tiled flooring, radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking for multiple vehicles and access to the double garage. The garage has electric roller door out to the front, personnel doors to the garden and the utility room, wall mounted gas fired central heating boiler, light and power. To the rear of the property; there is a generous garden enclosed by brick wall, laid mainly to lawn with patio seating area, raised flowerbeds and ornamental fish pond.



NOTE

In order to comply with the Property Misdescriptions Act 1979 we must point out that the vendor is a relative of a member of staff at Mundys.

FREERAIN RAINWATER RECYCLING SYSTEM

Rainwater is collected from the roof, through a filter into an underground tank. This water is then pumped on demand to where it is needed. The rainwater is used for toilet flushing, clothes washing and outside use. When there is no rainwater available the system automatically switches to mains-water.

WHOLE HOUSE VENTILATION SYSTEM

In order to make the Gusto Home economical to heat it is very airtight and to allow fresh air to circulate, a 'Heat Recovery Ventilation-Clean Air System' is installed. The system is fully automated and runs continuously, taking air out of wet areas such as the bathrooms and bringing fresh air back into the house. The system is very economical and running costs are approximately the same as having a light bulb on.





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £50 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An independent Survey gives peace of mind and could save you a great deal of money. For details, including RCS Home Buyer Reports, call 015 22 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

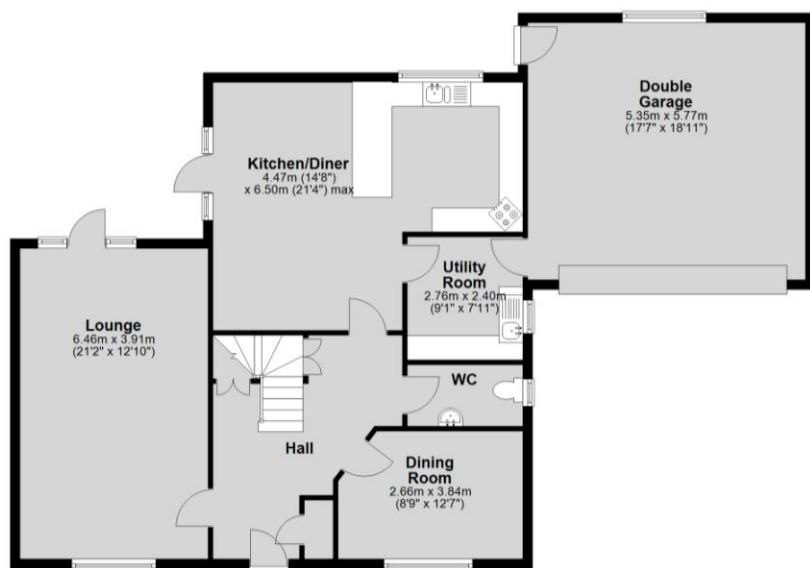
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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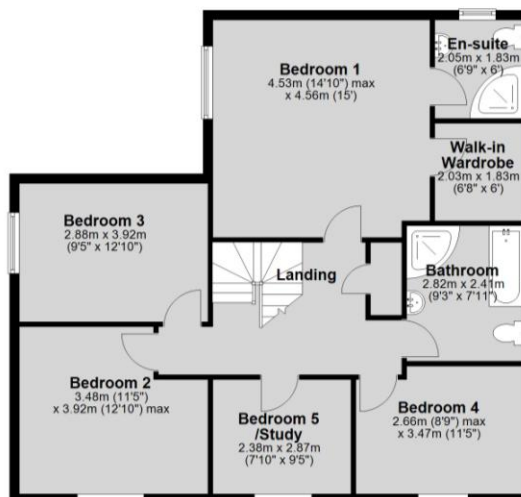




Ground Floor
Approx. 118.9 sq. metres (1280.2 sq. feet)



First Floor
Approx. 89.5 sq. metres (963.1 sq. feet)



Total area: approx. 208.4 sq. metres (2243.3 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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