



**20 Bunkers Hill,  
Lincoln, LN2 4QP**



Book a Viewing!

**£325,000**

A beautifully modernised and extended four bedroom detached family home, ideally positioned in the highly sought-after Uphill area of Lincoln. The property has been significantly enhanced by the current owner and offers spacious, well-presented living accommodation throughout. The ground floor comprises an inviting Entrance Hall, a Lounge with feature bay window, a stylish refitted Kitchen, Rear Hallway, Cloakroom/WC, a versatile Sitting Room with Bi-fold doors opening onto the garden, and a separate Dining Room. To the first floor, there are four well-appointed Bedrooms and a contemporary family Bathroom. Externally, the property benefits from a lawned front garden, a driveway providing off-street parking for multiple vehicles, a garage with rear store, and a generous fully enclosed rear garden – ideal for families and outdoor entertaining. This is a superb opportunity to acquire a turnkey family home in one of Lincoln's most desirable residential locations, and viewing is highly recommended.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – D.

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.



## ACCOMMODATION

### ENTRANCE HALL

With staircase to the first floor.

### LOUNGE

14' 11" x 11' 10" (4.55m x 3.61m) Featuring a double glazed bay window to the front aspect, laminate flooring, and two radiators.

### KITCHEN

14' 11" x 8' 9" (4.55m x 2.69m) Newly fitted with a modern and stylish range of wall and base units with work surfaces over, featuring an electric oven with a gas hob and extractor fan above, spaces for a washing machine and fridge freezer, along with a ceramic sink with side drainer and mixer tap over, the flooring is finished with laminate, and double glazed windows provide natural light to the front and side aspects.

### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit and double glazed window to the side aspect.

### REAR HALL

With side entrance door, laminate flooring and radiator.



### SITTING ROOM

14' 9" x 10' 5" (4.51m x 3.20m) A spacious open plan living area benefitting from stylish laminate flooring and double glazed Bi-fold doors, opening seamlessly onto the rear garden, perfect for entertaining and indoor-outdoor living.

### DINING ROOM

10' 5" x 7' 10" (3.20m x 2.40m) With double glazed window to the rear aspect, laminate flooring and radiator.



### FIRST FLOOR LANDING

### BEDROOM 1

14' 11" x 14' 7" (4.55m x 4.46m) With a range of fitted wardrobes, over stairs storage cupboard, double glazed window to the front aspect and two radiators.

### BEDROOM 2

14' 9" x 10' 7" (4.50m x 3.25m) With double glazed window to the rear aspect, laminate flooring and radiator.

### BEDROOM 3

13' 6" x 7' 9" (4.14m x 2.37m) With double glazed window to the rear aspect, laminate flooring and radiator.





## BEDROOM 4

8' 10" x 8' 7" (2.70m x 2.62m) With double glazed window to the front aspect, laminate flooring and radiator.

## BATHROOM

Fitted with a three piece suite comprising of p-shaped panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, towel radiator, laminate flooring and double glazed window to the side aspect.

## OUTSIDE

To the front of the property there is a lawned garden behind low level wall and a driveway providing off street parking for multiple vehicles and access to the garage. There is a brick store to the rear of the garage. To the rear of the property there is a generous enclosed garden laid mainly to lawn with patio seating area, mature shrubs and greenhouse.

## GARAGE

The garage has an up and over door to the front, personnel door to the side, window to the side aspect, light and power.

### 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](http://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 and Co, 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 £150 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 RICS Home Buyer Reports, call 01522 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

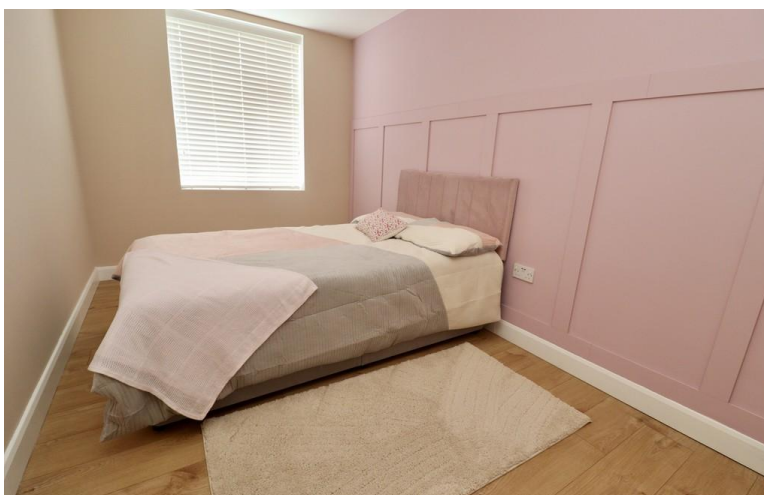
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### 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.

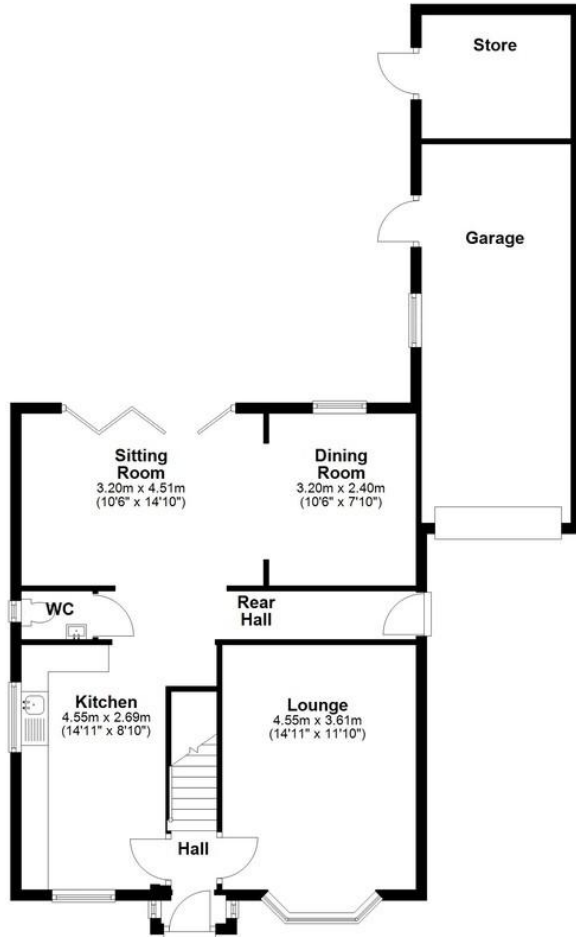
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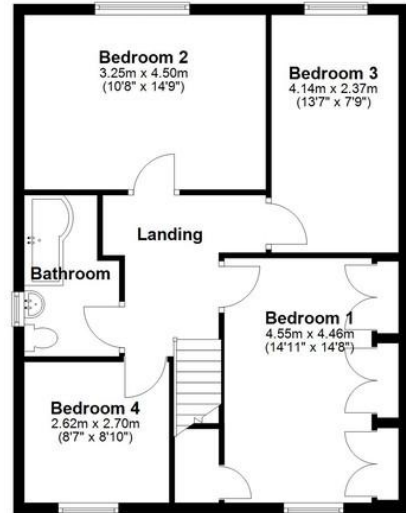
### Ground Floor

Approx. 91.4 sq. metres (983.9 sq. feet)



### First Floor

Approx. 64.2 sq. metres (690.7 sq. feet)



Total area: approx. 155.6 sq. metres (1674.6 sq. feet)



29 – 30 Silver Street  
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01522 510044

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LN8 3EH  
01673 847487

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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