



Bunkers Hill, Lincoln



### Offers in Excess of £200,000

- No Onward Chain
- Ideal Investment Opportunity
- Detached Bungalow
- Additional Attic Room
- Garage & Driveway
- Bypass links to A46 & A15
- Freehold
- EPC rating D



This Four Bedroom Detached Bungalow on Bunkers Hill in Lincoln is now available with NO ONWARD CHAIN! The property offers a flexible layout that's great for families or investors. The bungalow comprises of Entrance Hall, Lounge, Optional Reception Room/Second Bedroom, Kitchen, Utility Room, Family Bathroom, Three Good Sized Bedrooms and Attic Room. Outside there is a Single Garage and Driveway parking for multiple cars. To the rear is a good sized garden and summer house.

### Entrance Hall

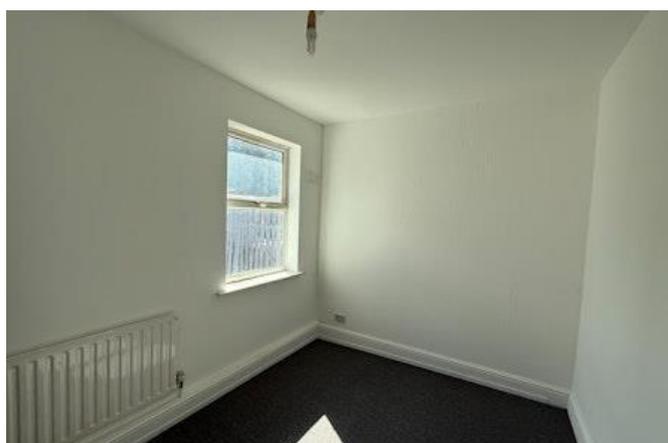
With door to the front aspect of the property and entrances to other rooms.

### Lounge 19'3" x 10'11" (5.9m x 3.3m)

With bay fronted window to front aspect of the property and radiator.

### Reception Room/Bedroom Two 8'10" x 13'3" (2.7m x 4m)

With Window to the front aspect of the property and radiator.



### **Kitchen** 8'11" x 8'10" (2.7m x 2.7m)

With window to the side aspect of the property, base to eye level wooden units, sink, drainer and space for under counter white goods.

### **Utility Room** 5'9" x 8'2" (1.8m x 2.5m)

With window to the rear aspect of the property, wall mounted boiler and emersion heater.

### **Bedroom One** 14'7" x 12'4" (4.4m x 3.8m)

With window to the rear aspect of the property, storage space and radiator .

### **Bedroom Three** 10'8" x 9'1" (3.3m x 2.8m)

With window to the side aspect of the property and radiator.

### **Bedroom Four** 8'11" x 8'10" (2.7m x 2.7m)

With window to the rear aspect of the property and radiator.

### **Attic Room** 10'0" x 20'1" (3m x 6.1m)

With two skylights and built in storage space.

### **Garage**

Single garage situated to the side of the house.

### **Outside**

Paved driveway for multiple cars.

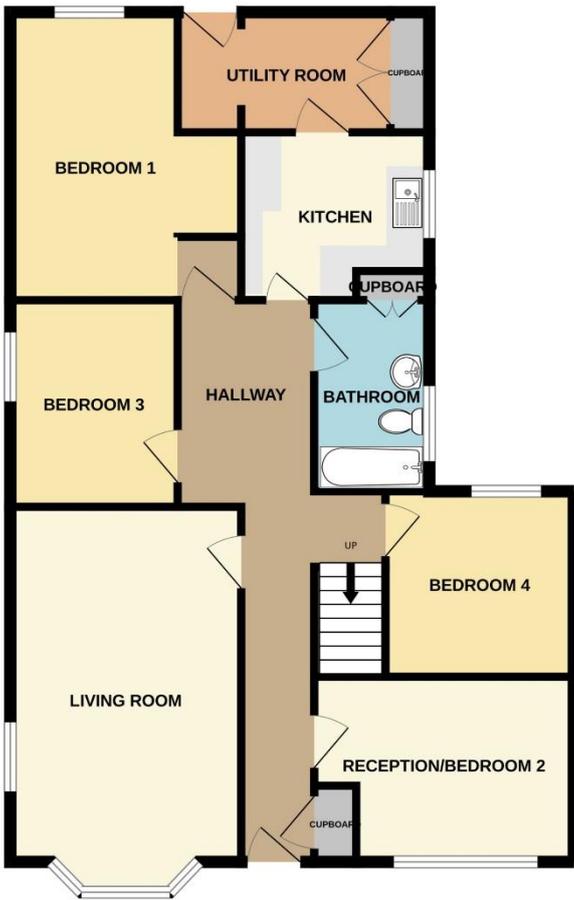
Lawned garden, with decking area and large summer house.

### **Agents Note**

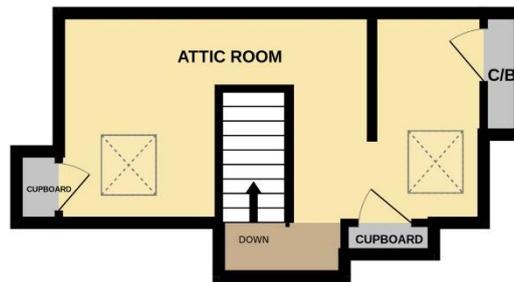
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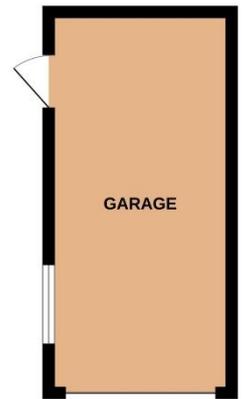
GROUND FLOOR



1ST FLOOR



GARAGE



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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