



72 Bunkers Hill

Lincoln, LN2 4QP

£435,000

An extended and detached family home positioned in this popular Uphill location on Bunkers Hill. There is easy access to all city facilities and the A46 Bypass. The property sits on a slightly elevated plot with luxury living accommodation to comprise of a Reception Hallway, newly fitted WC, Dining Area, Family Room, Lounge, modern fitted Kitchen Diner with double doors to the rear garden, Utility Room, Play Room/Study and First Floor Landing leading to six well-appointed Bedrooms and a Family Bathroom. There is a Dressing Room and En-suite to the Master Bedroom. Outside there is off road parking to the front and a well-kept lawned garden to the rear. Viewing of the property is highly recommended to appreciate the standard of accommodation on offer.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along Wragby Road, continue onto Bunkers Hill and just before the Lincolnshire Poacher the property can be located on the right hand side.

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 College.

RECEPTION HALL

With door to the front aspect, doors to the study/playroom, WC and kitchen and archway to the dining area and lounge.





WC

With tiled flooring, WC and wash hand basin.

DINING AREA

11' 11" x 13' 6" (3.65m x 4.14m) , with walk-in UPVC bay window to the front aspect, UPVC window to the side aspect, solid wooden flooring, wall lights and archway to the family room.

FAMILY ROOM

11' 10" x 12' 10" (3.63m x 3.93m) , with UPVC window to the side aspect, archways to the lounge and dining room and solid wooden flooring.

LOUNGE

19' 7" x 19' 11" (5.98m x 6.09m) , with UPVC windows and double doors to the rear aspect, UPVC window to the side aspect, log burner with feature surround, radiator and fitted bar.



KITCHEN DINER

20' 2" x 13' 11" (6.15m x 4.25m) , with UPVC window and double doors to the rear aspect, UPVC windows to the side aspect, tiled flooring, fitted with a range of modern base units and drawers with granite work surfaces over, sink unit and drainer with mixer tap above, integral dishwasher, range cooker with extraction above, centre island, wall mounted units with complementary granite splashbacks and door to the utility room.

UTILITY ROOM

9' 10" x 12' 3" (3.01m x 3.75m) , with UPVC window and door to the side aspect, UPVC window to the front aspect, tiled flooring, fitted with a range of base units and drawers with work surfaces over, sink unit and drainer with mixer tap, space for automatic washing machine and tumble dryer, space for fridge freezer and door to the playroom/study.



STUDY/ PLAY ROOM

9' 6" x 15' 1" (2.92m x 4.61m) with UPVC windows to the front and side aspects, radiator and fitted storage cupboards.

FIRST FLOOR LANDING

With doors to six bedrooms and bathroom, fitted airing cupboard and access to the roof void.

FAMILY BATHROOM

7' 8" x 10' 3" (2.35m x 3.13m) , with UPVC window, suite to comprise of bath, separate shower, WC and wash hand basin, towel radiator, tiled flooring and tiled walls.

BEDROOM 1

20' 0" x 11' 7" (6.12m x 3.55m) , with UPVC double doors to the Juliet balcony, UPVC window, radiator and access to en-suite and walk-in dressing room.



EN-SUITE

8' 8" x 10' 10" (2.65m x 3.32m) , with suite to comprise of bath, separate shower, WC and wash hand basin, towel radiator, tiled flooring and tiled walls.



DRESSING ROOM

7' 8" x 7' 4" (2.34m x 2.25m) , with UPVC window and radiator.

BEDROOM 2

12' 0" x 13' 10" (3.67m x 4.23m) , with UPVC windows and radiator.

BEDROOM 3

11' 5" x 13' 8" (3.49m x 4.17m) , with UPVC window, radiator and fitted cupboards.

BEDROOM 4

12' 2" x 10' 1" (3.71m x 3.08m) , with UPVC windows, radiator, coving, LED spotlights and wash hand basin.

BEDROOM 5

12' 0" x 13' 3" (3.66m x 4.04m) , with UPVC window, radiator and door to en-suite/storage room.

STORAGE / EN-SUITE

Currently being used as storage. With space for a WC via a Saniflo system, space for wash hand basin and a radiator.

BEDROOM 6

6' 10" x 9' 0" (2.10m x 2.75m) , with UPVC window and radiator.

OUTSIDE

To the front of the property there is a large driveway providing ample off road parking and to the side of the property there is gated access to the rear. To the rear of the property there is a paved seating area, raised flowerbeds, shed, mature shrubs and trees and a well-kept lawned area.



For illustration purposes only. Plan produced using PlanIt.

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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.

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