



37 Bunkers Hill

Lincoln, LN2 4QS

£235,000

NO ONWARD CHAIN - This is a three bedroomed, bay fronted, semi-detached property located to the North of Lincoln. The property is situated on a larger than average plot with a lawned garden to the front and a driveway to the side providing off road parking and giving gated access to the Garage. To the rear there is an extensive lawned garden. Internally the property briefly comprises of Entrance Porch, Hallway, Lounge, Dining Room, Garden Room, Kitchen, Rear Entrance, WC and First Floor Landing leading to three Bedrooms and Shower Room. The property does require slight modernisation.



Bunkers Hill, Lincoln, LN2 4QS



SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B

LOCAL AUTHORITY - Lincoln City Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head out of Lincoln along Wragby Road which then takes you on to Bunkers Hill, where the property can be located on the left hand side, just after the traffic lights.

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.





ENTRANCE PORCH

2' 5" x 7' 0" (0.74m x 2.14m) With double doors to the front and stained glass window and door to the Hallway.

HALLWAY

With stairs to the First Floor Landing with storage below and doors to the Lounge, Dining Room and Kitchen.

LOUNGE

12' 3" x 12' 5" (3.74m x 3.79m) With uPVC walk-in bay window to the front, fireplace and radiator.

DINING ROOM

12' 0" x 11' 5" (3.68m x 3.50m) With radiator and archway to the Garden Room.



GARDEN ROOM

6' 1" x 11' 9" (1.87m x 3.60m) With sliding doors to the rear garden.

KITCHEN

14' 0" x 7' 7" (4.27m x 2.33m) With uPVC window to the side, doors the Rear Entrance and Hallway, fitted with a range of wall, base units and drawers with work surfaces over, space for a washing machine, integral electric oven and grill, gas hob, space for a fridge freezer and stainless steel sink and drainer.

REAR ENTRANCE

With doors to the rear garden and WC.

WC

3' 10" x 3' 10" (1.17m x 1.17m) With window to the rear, WC and wash hand basin.



FIRST FLOOR LANDING

With uPVC window to the side and door leading to three Bedrooms and Shower Room.

BEDROOM 1

12' 0" x 11' 5" (3.66m x 3.50m) With uPVC window to the rear and radiator.

BEDROOM 2

11' 6" x 11' 9" (3.51m x 3.60m) With uPVC window to the front, fitted wardrobes and radiator.

BEDROOM 3

9' 5" x 7' 10" (2.88m x 2.41m) With uPVC window to the front, over stairs storage and radiator.



SHOWER ROOM

7' 7" x 7' 10" (2.32m x 2.41m) With windows to the rear and side aspects, suite to comprise of shower, WC and wash hand basin and airing cupboard housing the hot water tank.

OUTSIDE

There is a lawned garden to the front with a driveway to the side providing off road parking and giving gated access to the Garage. To the rear of the property there is an extensive lawned garden with flower beds, mature shrubs and trees.



GARAGE

With up and over door to the front and window to the side.

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, Bridge McFarland, Ringrose and Home Property Lawyers 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.

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

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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. Mundy's makes every effort to ensure these details are accurate, however they are 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 Mundy's 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

Regulated by RICS. Mundy's is the trading name of Mundy's Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

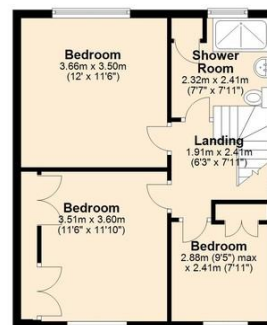
Ground Floor
Approx. 70.2 sq. metres (755.7 sq. feet)



Total area: approx. 114.4 sq. metres (1231.3 sq. feet)

For illustration purposes only
Plan produced using PlanUp

First Floor
Approx. 44.2 sq. metres (475.6 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

