



104 Bunkers Hill, Lincoln



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Excellent nearby road links Direct daily trains to London Kings Cross

Situated within this sought after uphill location on the northern fringes of the Cathedral City of Lincoln, 104 Bunkers Hill is a well-presented four bedroom detached family home providing total floor space of around 1,800 sq.ft. The property sits on a private plot and has been extended and remodelled to the rear, creating spacious and versatile living accommodation with large games room and lounge which back onto the rear gardens and is offered with no onward chain.

In more detail, the accommodation comprises entrance hall, reception room, lounge, kitchen/breakfast room, dining room, games room, study and WC to the ground floor with four bedrooms, WC and family bathroom to the first floor.

Outside, there is a good sized garden to the rear which is principally laid to lawn with paved terrace area and pond with attached single garage to the front with gravelled driveway which provides ample parking for several vehicles.



ACCOMMODATION

Entrance Hall

Entrance via uPVC ornate double glazed door with canopy. Stairs rising to first floor landing with under stairs storage cupboard, tiled flooring and radiator.

Study

uPVC double glazed bay window to front with uPVC double glazed window to side. Open fireplace housing cast iron grate with hood set to tiled hearth, radiator.

Reception Room

uPVC double glazed bay window to front. Ornate open fireplace with cast iron grate set to tiled hearth with surround, two radiators.

Lounge

uPVC double glazed sliding French doors leading to rear gardens with internal glazed windows. Wood effect flooring and radiator.

Dining Room

uPVC double glazed window to side. Tiled flooring and radiator with archway leading through to:

Kitchen/Breakfast Room

uPVC double glazed window to rear, uPVC double door leading to side elevation. Comprising a range of wall and base units with roll top work surfaces, sink and drainer with mixer tap, four ring NEFF ceramic hob with extractor hood over, two integrated Hotpoint ovens (one with grill), integrated fridge and freezer, Kenwood dishwasher, wall mounted Worcester boiler unit, tiled flooring and radiator.

Rear Entrance Porch

uPVC double glazed door leading to rear gardens, internal door leading to garage. Tiled flooring.

WC

uPVC obscure double glazed window to side. Comprising low level WC, wash hand basin with mixer tap, tiled flooring and radiator.

Games Room

uPVC double glazed windows to side and rear, uPVC double glazed door leading to gardens. Wood effect flooring and radiator.

First Floor Landing

Access to loft space.

WC

uPVC obscure double glazed window to side. Comprising low level WC and wash hand basin with mixer tap.

Bedroom One

uPVC double glazed windows to front and side. Ornate cast iron fireplace with surround, built-in storage cupboard and radiator.

Bedroom Two

uPVC double glazed window to front. With fitted wardrobes and radiator.

Bedroom Three

uPVC double glazed window to rear. Radiator.

Bedroom Four

uPVC double glazed window to rear. Airing cupboard housing hot water cylinder, radiator.

Family Bathroom

uPVC obscure double glazed window to rear. Fully tiled, comprising bath with shower over, wash hand vanity basin with mixer tap and radiator.



OUTSIDE

The property is approached from the road via a gravelled driveway to the front which leads up to an attached single garage with power, lighting and up and over door with space for large fridge and freezer. To the front side of the property, there is also a gravelled parking area with steps leading up to the front door. To the rear, there is a good sized garden which is principally laid to lawn with fenced boundaries to three elevations, with paved terrace area and pathway which leads on to a pond with an array of specimen trees and planted beds.

SITUATION

Bunkers Hill is located within close proximity to the historic Cathedral Quarter of Uphill Lincoln with many amenities within walking distance. The highly regarded Lincoln Minster School, Cathedral Quarter, Cultural Quarter, Bailgate, Steep Hill, Eastgate Tennis Club and Lincoln County Hospital are all easily accessible.

Lincoln is a vibrant University City offering a variety of facilities including an excellent choice of schools, shops, restaurants, public houses and leisure activities and provides several direct trains to London Kings Cross, with further regular connections to Newark-on- Trent which has connections to London by train of approximately 1 hour 20 minutes with very good roads links via the A46, A1, the soon to be completed Eastern bypass and A17.

TENURE

Freehold. For sale by private treaty.

POSSESSION

Freehold with vacant possession.

LOCAL AUTHORITY

Lincoln City Council: 01522 881188

Lincolnshire County Council: 01522 552222

FIXTURES & FITTINGS

All curtains, fixtures, fittings and garden ornaments are not included in the sale unless mentioned in these particulars. However, certain items may be available for purchase by separate negotiation.

SERVICES

Mains water, gas, electricity and drainage are connected. Gas fired central heating is installed. None of these services or appliances have been tested by the agent.

COUNCIL TAX BAND

The property is in Council Tax Band D.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

Ben Kendall

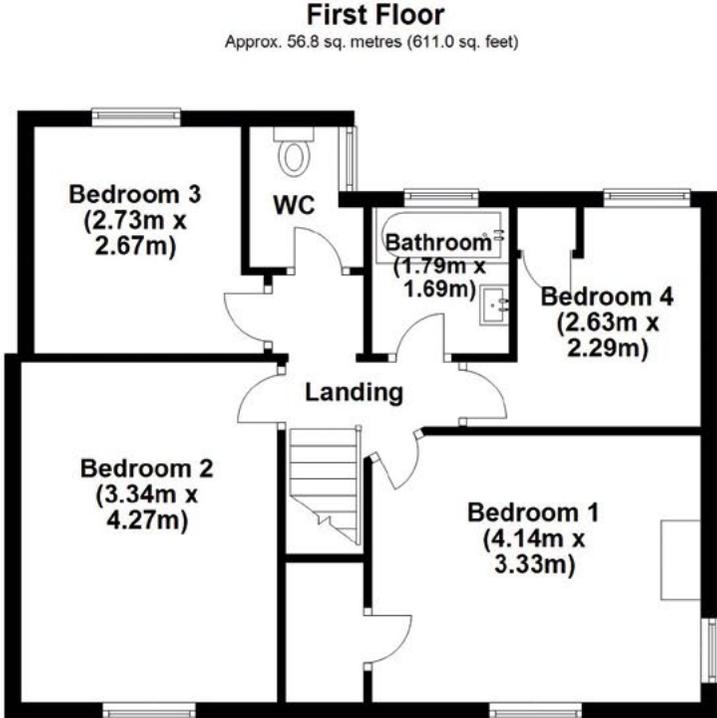
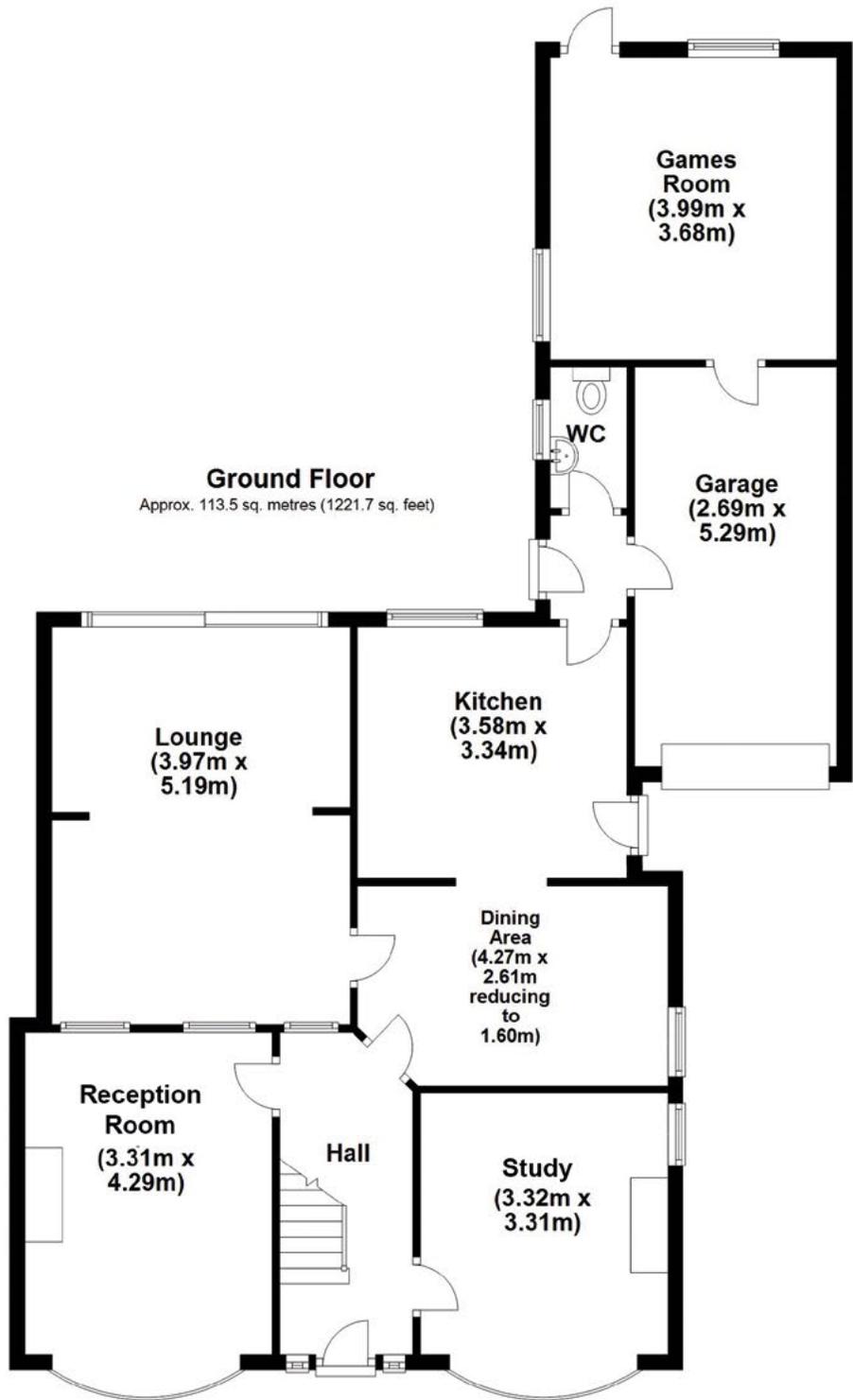
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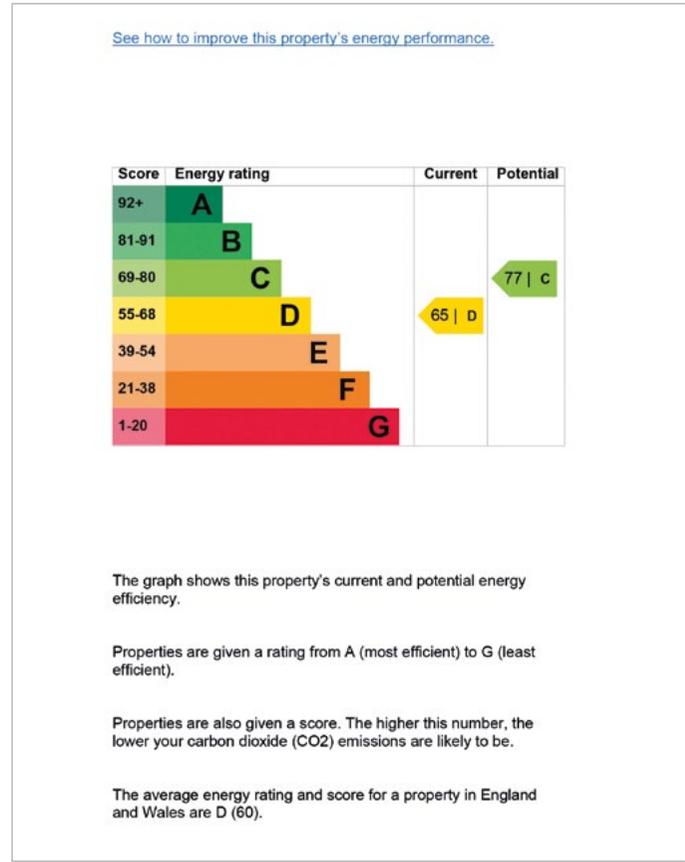
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POSTCODE: LN2 4QR

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