

Sunnydale  
Lincoln



MOUNT & MINSTER



# Sunnydale

Lincoln

A delightful dormer bungalow with a contemporary finish throughout, boasting a large plot with ample parking to the front and a generous garden to the rear, all conveniently located within close proximity to local amenities and Uphill Lincoln travel connections.

- Detached Bungalow
  - Open-Plan
- Four Double Bedrooms
  - Three Bathrooms
  - Walk-In Wardrobe
- Space for Caravan/Motorhome
  - Enclosed Rear Garden
  - Contemporary Finish
- Superb Local Amneities
  - No Onward Chain



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## INTRODUCTION

Tucked away on the edge of this bustling City, yet within walking distance of local amenities, including Waitrose, Asda, Starbucks and the local gym, this contemporary dormer bungalow offers modern living on a large plot. Accommodation includes copious amount of open-plan living with a spacious lounge and dining space flowing straight through to the kitchen area. There are three double bedrooms to the ground floor, including an ensuite and dressing room, complemented by a further fourth bedroom upstairs with yet another ensuite.

## OUTSIDE

To the front there is a graveled driveway providing ample off road parking and space for a caravan and/or a motorhome, with access to the rear of the property to the side.

To the rear of the property the private garden is primarily laid to lawn with a raised decked seating area which is ideal for alfresco dining and entertaining, together with a garden shed.

## LOCATION

The property itself is within close proximity to a Gym, Starbucks and Waitrose all being within easy walking distance of the property. There is also a nearby bus stop that has a regular bus service into the City centre, The city of Lincoln is one of England's most historic cities, with the impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. The property is situated on the edge of the historic Bailgate area of Lincoln, a popular part of the city with picturesque streets and historic interest, as well as having a superb selection of amenities, schools and excellent transport links. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains to London and Edinburgh from Newark, within easy reach of Lincoln.





The nearby village of Nettleham is located four miles to the North of Lincoln and is a highly sought after village which has a range of amenities including a number of public houses, a convenience store, along with an infants and junior school, doctors surgery and sports clubs. Nettleham is very convenient commuting distance into the city of Lincoln.

#### **SCHOOLS**

The nearby village of Nettleham has its own infant and primary school, Becksides Pre-School & Nursery and Nettleham Junior School rated Good by Ofsted, whilst in the neighbouring village of Welton, less than 4 miles away, is Ofsted-rated Outstanding William Farr Secondary School, a comprehensive school with a strong reputation, there is a bus service to the school within close proximity to the property. Another excellent option nearby is The Priory Pembroke Academy in Cherry Willingham about 3 miles (5 mins) away which is Ofsted-rated Good and, about 20 miles (30 mins) away, the much sought after Queen Elizabeth's Grammar School in Horncastle, rated Outstanding. In the private sector, the highly regarded Lincoln Minster Schools (Prep and Senior) are 4 miles (10 mins) away in the centre of the city.

#### **SERVICES**

Mains water, gas, electricity and drainage are all connected.

#### **ENERGY PERFORMANCE CERTIFICATE**

Rating: D

#### **COUNCIL TAX BAND**

Band: B

Lincoln City Council

#### **METHOD OF SALE**

The property is offered for sale by Private Treaty.



**TENURE**

Freehold with vacant possession on completion.

**VIEWINGS**

By prior arrangement with the Agents: 01522 716450.

**ADDITIONAL INFORMATION**

For further details, please contact Ellen Norris at Mount & Minster:

T: 01522 716204

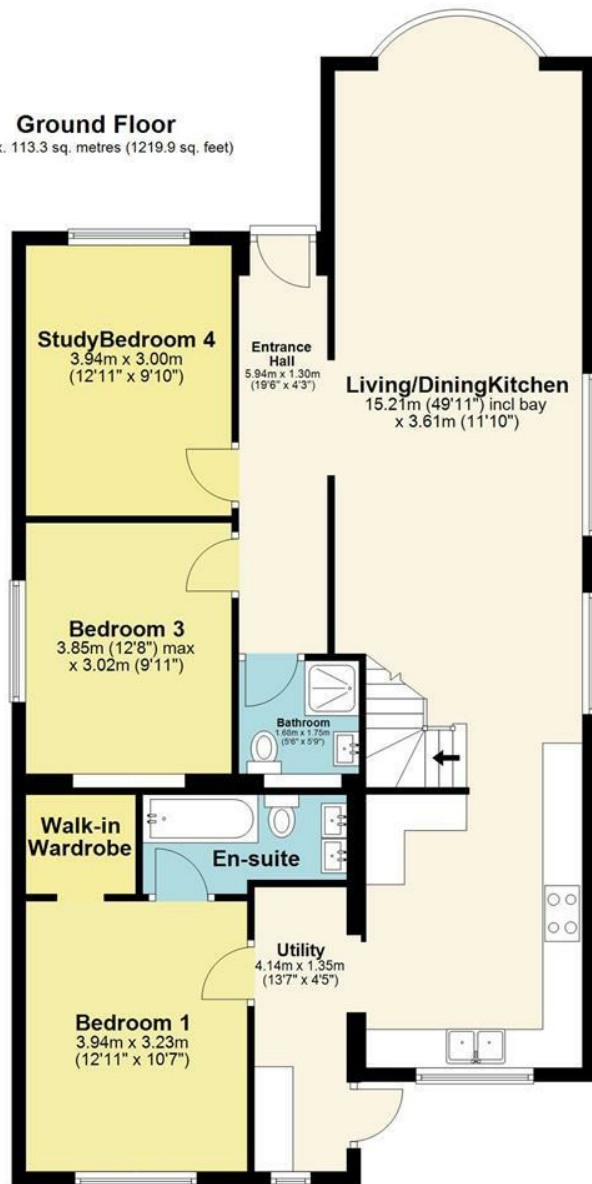
E: [Ellen@mountandminster.co.uk](mailto:Ellen@mountandminster.co.uk)

**BUYER IDENTITY CHECKS**

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



**Ground Floor**  
Approx. 113.3 sq. metres (1219.9 sq. feet)



**First Floor**  
Approx. 31.9 sq. metres (343.2 sq. feet)



Total area: approx. 145.2 sq. metres (1563.0 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.  
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**Sunnydale , Lincoln Road, Lincoln**

