



79 Hollywell Road

Lincoln, LN5 9BZ

£189,950

A two bedroomed semi-detached bungalow situated in this popular location, set back from the road with a garden to the front and a driveway providing off road parking and also gives access to the Detached Single Garage. To the rear of the property there is a generous sized garden backing onto open fields to the rear. Internally the property offers living accommodation briefly comprising of Hallway, Lounge, Conservatory, Kitchen, two Bedrooms and Shower Room. Viewing of the property is recommended and the property is being sold with No Onward Chain.



SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B

LOCAL AUTHORITY - North Kesteven District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln south along Newark Road, turn left onto Brant Road and continue along turning left onto Hollywell Road. Follow the road to the right and the property can be located on the left 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 University.



ACCOMMODATION

HALLWAY

With UPVC double glazed door to the front elevation, access to the roof void, radiator and airing cupboard housing hot water cylinder.

LOUNGE

14' 11" x 14' 3" (4.55m x 4.34m) , with fire surround and hearth with gas fire inset, radiator and sliding doors to the conservatory.

CONSERVATORY

11' 11" x 7' 11" (3.63m x 2.41m) , with UPVC double glazed door and windows to the rear elevation, laminate flooring, power points and wall light.



KITCHEN

9' 7" x 8' 11" (2.92m x 2.72m) , with UPVC double glazed window to the rear elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, sink unit and drainer, integral oven, four ring gas hob with extractor fan over, integral washing machine, radiator and storage cupboard with a UPVC double glazed window and gas fired central heating boiler.

BEDROOM 1

11' 5" x 10' 10" (3.48m x 3.3m) , with UPVC double glazed window to the front elevation, fitted wardrobes and radiator.



BEDROOM 2

9' 5" x 8' 4" into the built-in wardrobe (2.87m x 2.54m) , with UPVC double glazed window to the front elevation, fitted wardrobes and radiator.

SHOWER ROOM

6' 2" x 5' 4" (1.88m x 1.63m) , with UPVC double glazed window to the side elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and walk-in shower with panel boarding and heated towel rail.

OUTSIDE

To the front of the property there is a lawned garden with a driveway to the side providing off road parking and giving access to the Detached Single Garage. To the rear of the property there is a mature garden backing onto open fields to the rear.





WEBSITE

Our detailed website show 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.

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

Westaby Financial Services will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby 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. Mundys makes every effort to ensure these details are accurate, however they 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 Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Ground Floor

Approx. 67.3 sq. metres (724.3 sq. feet)



Total area: approx. 67.3 sq. metres (724.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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