



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.

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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

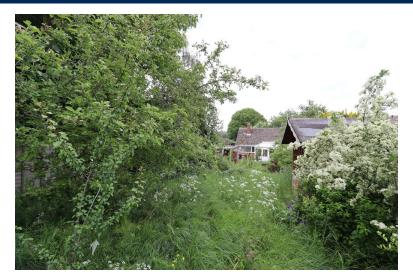
9' 5" x 8' 4" into the built-in wardrobe ($2.87m\ x\ 2.54m$) , with UPVC double glazed window to the front elevation, fitted wardrobes and radiator.

SHOWER ROOM

6' 2" x 5' 4" $(1.88m \times 1.63m)$, 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.





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Slis & Better lidge, 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.

Westlaby Financia | Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financia | Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently wo uld receive is E43e1. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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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.

1. None of the services or equipment have been checked or tested.
2. All measurements are be lieved to be accurate but are given as a general guide and should be tho roughly checked.

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:

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Ground Floor



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

Mundys Estate Agents Plan produced using PlanUp.

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

