

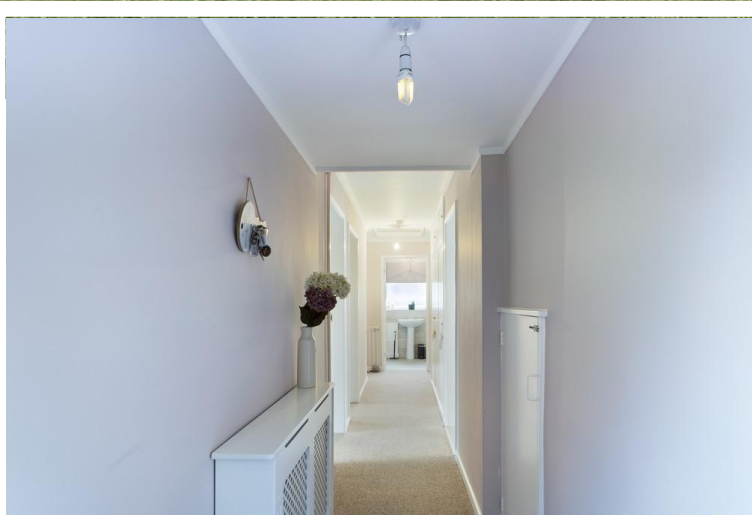


9 Hollywell Road
Lincoln, LN5 9DQ

Offers Over £200,000

VIRTUAL TOUR AVAILABLE - This is a beautiful and completely refurbished three bedroomed detached bungalow situated in a popular location just off Brant Road, to the South of the Historic Cathedral and University City of Lincoln. The property has spacious living accommodation to briefly comprise of Entrance Hallway, modern Dining Kitchen with integral appliances, Lounge with a full height feature window to the front elevation, luxury Family Bathroom and three Bedrooms. Outside there is a block paved driveway to the front providing off road parking for numerous vehicles. There is gated access to the side of the property leading to the rear garden with a newly fitted fence. There is also a separate Garage set within a block. Viewing of the property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING — E.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln on Brant Road, turn left on to Hollywell Road where 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 College.



ENTRANCE HALLWAY

With uPVC doors to the front and rear aspects, access to roof void, covered radiator and doors leading to the Dining Kitchen, Lounge, three Bedrooms, Family Bathroom and fitted double cupboard.

BEDROOM 1

10' 11" x 11' 0" (3.33m x 3.37m) With uPVC window to the rear aspect and radiator.

BEDROOM 2

8' 11" x 10' 3" (2.73m x 3.13m) With uPVC window to the rear aspect and radiator.

BEDROOM 3

6' 4" x 11' 5" (1.95m x 3.50m) With uPVC window to the rear aspect and radiator.

FAMILY BATHROOM

8' 9" x 5' 4" (2.67m x 1.64m) With uPVC window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin, radiator and partly tiled walls.

LOUNGE

16' 11" x 11' 10" (5.17m x 3.63m) With uPVC full height window to the front aspect, wooden flooring, gas fire with marble hearth and decorative wooden surround and covered radiator.

DINING KITCHEN

8' 6" x 19' 5" (2.60m x 5.93m) With uPVC full height window to the front aspect, further uPVC window to the side aspect, tiled flooring, fitted with a range of modern wall, base units and drawers with work surfaces over and complementary tiling below, stainless steel sink unit and drainer, integral oven and grill, four ring electric hob with extractor fan over, space for a fridge, dishwasher and automatic washing machine and radiator.

OUTSIDE

To the front of the property there is a block paved driveway providing off road parking for numerous vehicles. To the side of the property there is gated access to the rear. To the rear of the property there is newly laid lawn and new fence. The property further benefits from having a Garage set within a block.





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

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 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

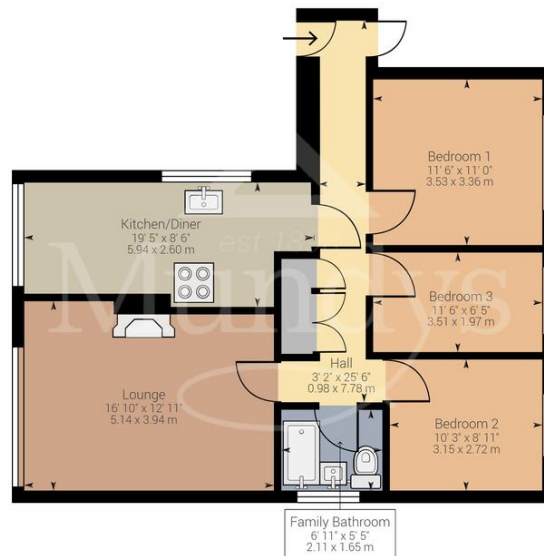
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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.
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 as not verified.

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Approximate net internal area: 823.27 ft² / 76.48 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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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.

