



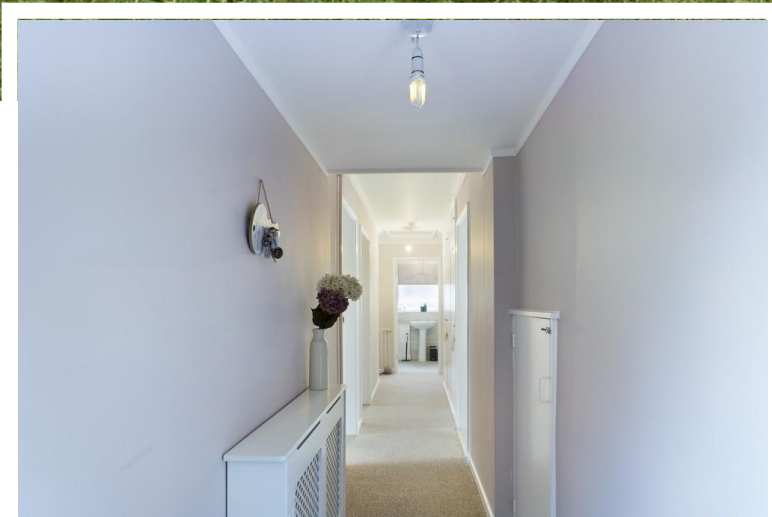
## 9 Hollywell Road

Lincoln, LN5 9DQ

**£195,000**

**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.

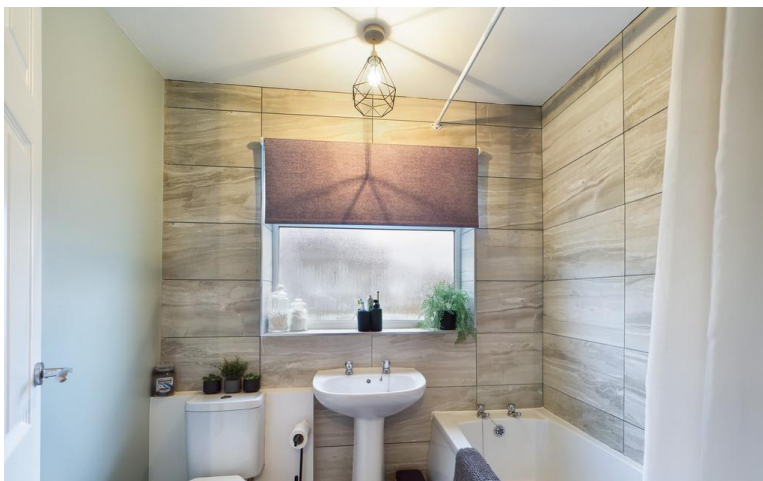


#### **DINING KITCHEN**

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**  
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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.

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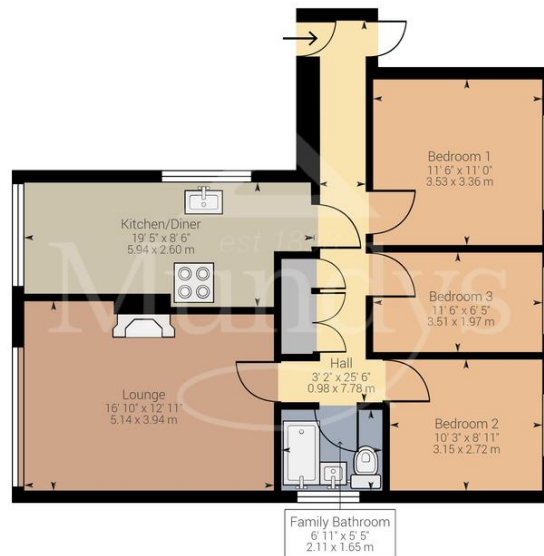
**GETTING A MORTGAGE**  
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

- 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:

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Approximate net internal area: 823.27 ft<sup>2</sup> / 76.48 m<sup>2</sup>  
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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