



77 Hollywell Road

Lincoln, LN5 9BZ

£220,000

A well presented and extended semi-detached bungalow situated within this popular residential location, to the South of the City of Lincoln. The internal living accommodation briefly comprises of Entrance Hall, Lounge, Dining Room, Kitchen, two Bedrooms and a Shower Room. Outside to the front there is a lawned garden, driveway and gated access leading to a Car Port. There is a large and well maintained rear garden, benefiting from impressive open views to the rear. The property further benefits from gas central heating and is being sold with No Onward Chain. Viewing is recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B (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 property is situated within this popular residential location to the South of the City and being in close proximity to a local parade of shops and primary school. There are a wide range of further amenities available along Brant Road and nearby North Hykeham.





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.

ENTRANCE HALL

With main entrance door, built-in storage cupboard and an additional cupboard.

LOUNGE

14' 11" x 14' 2" (4.55m x 4.32m) With stone fireplace and display plinth, double radiator and archway leading through to the Dining Room.

DINING ROOM

13' 4" x 10' 11" (4.06m x 3.33m) With uPVC window to the side elevation and uPVC sliding patio doors to the rear garden.

KITCHEN

9' 5" x 8' 10" (2.87m x 2.69m) Fitted with a range of wall, base units and drawers with work surfaces over, tiled floor, tiled walls, plumbing for a washing machine, sink unit and drainer, uPVC window to rear elevation and walk-in pantry area with window to side elevation.



BEDROOM

11' 4" x 10' 9" (3.45m x 3.28m) With uPVC window to front elevation, radiator, coving to ceiling and fitted double wardrobe with cupboards above.

BEDROOM

9' 5" x 8' 4" (2.87m x 2.54m) With uPVC window to front elevation, single radiator and coving to ceiling.

SHOWER ROOM

6' 4" x 5' 5" (1.93m x 1.65m) With walk-in shower area, WC, wash hand basin in fitted vanity units, inset spotlights to ceiling, extractor fan, towel radiator, tiled walls, coving to ceiling and uPVC window to side elevation.



OUTSIDE

There are gardens to both the front and rear. Front garden with driveway to the side providing off road parking and giving access to the gated Car Port. There is a large and well maintained mature rear garden with lawned areas, patio area, a wide variety of mature shrubs, flower beds and borders, greenhouse, shed, outside tap and steps up to a further raised lawned area with a range of fruit trees.





WEBSITE

Our detailed website shows 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, Ringrose Law LLP, Burton and Co, Bridge McFarland 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 Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby 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.

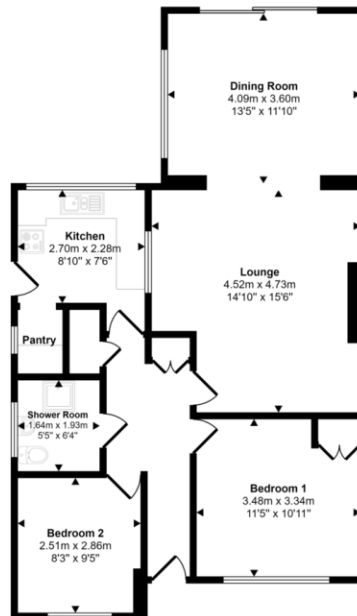
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's 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 Mundy's 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Approx Gross Internal Area
77 sq m / 824 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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