



Hollywell Road
Lincoln

MOUNT & MINSTER

Hollywell Road

Lincoln

- Available immediately
- Desirable location
- Three bedroom unfurnished bungalow
- Freshly decorated/carpeted
- Garage

INTRODUCTION

Mount and Minster are delighted to bring to the market this well positioned, well proportioned, freshly decorated and carpeted three bedroom unfurnished detached bungalow located in the desirable area of Brant Road.

LOCATION

Hollywell Road is a desirable street within the popular area of Brant Road. Found just to the south of Lincoln City Centre, it has a wealth of amenities on its doorstep; from food stores, pharmacy, takeaways, restaurants, bars, post office, and a doctors surgery. The Meadows Primary School and Preschool are situated on Calder Road. Furthermore, just a short walk from the property you will find open fields and scenic walks along the river to Boultham Park and Lincoln City Centre, along with a cycle path to the rear of the property that also runs all the way to the City Centre There are also excellent public transport links with a bus stop close to the property.

Lincoln is internationally renowned for the 11th-century castle and Medieval Cathedral, as well as its charming architecture. The Museum of Lincolnshire Life and the Collection, which houses archaeological exhibits and art, are both popular attractions, together of course with Lincoln Castle, with its superb fortified walls and open grounds, accommodating the famous Magna Carta.

Transport links with London have recently been upgraded with direct trains from Kings Cross to Lincoln Central Station and nearby Newark (30 minutes) has trains to and from Kings Cross every 30 minutes (approximately 1 hour 20 minutes). There are frequent trains to Nottingham. Several A roads also serve the city, including the north to south A15, the A46, the A57 and the A158.

ACCOMMODATION

ENTRANCE HALL

Access gained from the front garden via a uPVC door, neutral decor, tiled flooring, uPVC double glazed window, radiator.

DINING AREA

3.550 narrowing to 2.755 x 2.623 (11'7" narrowing to 9'0" x 8'7")

Accessed from the entrance hall, neutral decor, tiled floor, radiator





KITCHEN

Accessed from the open plan dining area, neutral decor, tiled floor, uPVC double glazed window, roller blind, range grey gloss fronted cupboard/drawers with ash wood effect worktop, stainless steel sink, cooker hood, gas hob, electric oven, space for appliances, heat detector.

INNER LOBBY

Accessed from the dining room, neutral decor, carpeted, radiator, airing cupboard, loft (not for tenant use) radiator, smoke detector, hot water/central heating timer.

REAR LOBBY

Accessed from the inner lobby, neutral decor, tiled flooring, storage cupboard with fuse box and electric meter, uPVC obscured double glazed door leads to rear garden.

BEDROOM ONE

3.494 narrowing to 3.306 x 3.353 (11'5" narrowing to 10'10" x 11'0")

Accessed from inner hallway, neutral decor, carpet to floor, uPVC double glazed window, radiator.

BEDROOM TWO

3.478 x 1.958 (11'4" x 6'5")

Accessed from inner hallway, neutral decor, carpet to floor, uPVC double glazed window, radiator.

BEDROOM THREE

3.177 x 2.728 (10'5" x 8'11")

Accessed from inner hallway, neutral decor, carpet to floor, uPVC double glazed window, curtain pole, radiator.

FAMILY BATHROOM

Accessed from inner hallway, fully tiled to wall/floor, uPVC obscure double glazed window, three piece bathroom suite low level WC, washbasin, bath with tile mounted shower control unit/hose/head, extractor, toilet roll holder, radiator, wall mounted cabinet.

LIVING ROOM

Accessed from inner hallway, neutral decor, carpet to floor, uPVC double glazed window, radiator, wood paneling to one wall.

OUTSIDE

Rear garden is enclosed with fence and brick wall, largely paved with raised bark covered borders, few shrubs, two gates. Front garden is laid to lawn, fencing with gate, wheelie bins, small shrub border. Single garage

EPC

Rating D

COUNCIL TAX

Council tax band B, North Kesteven

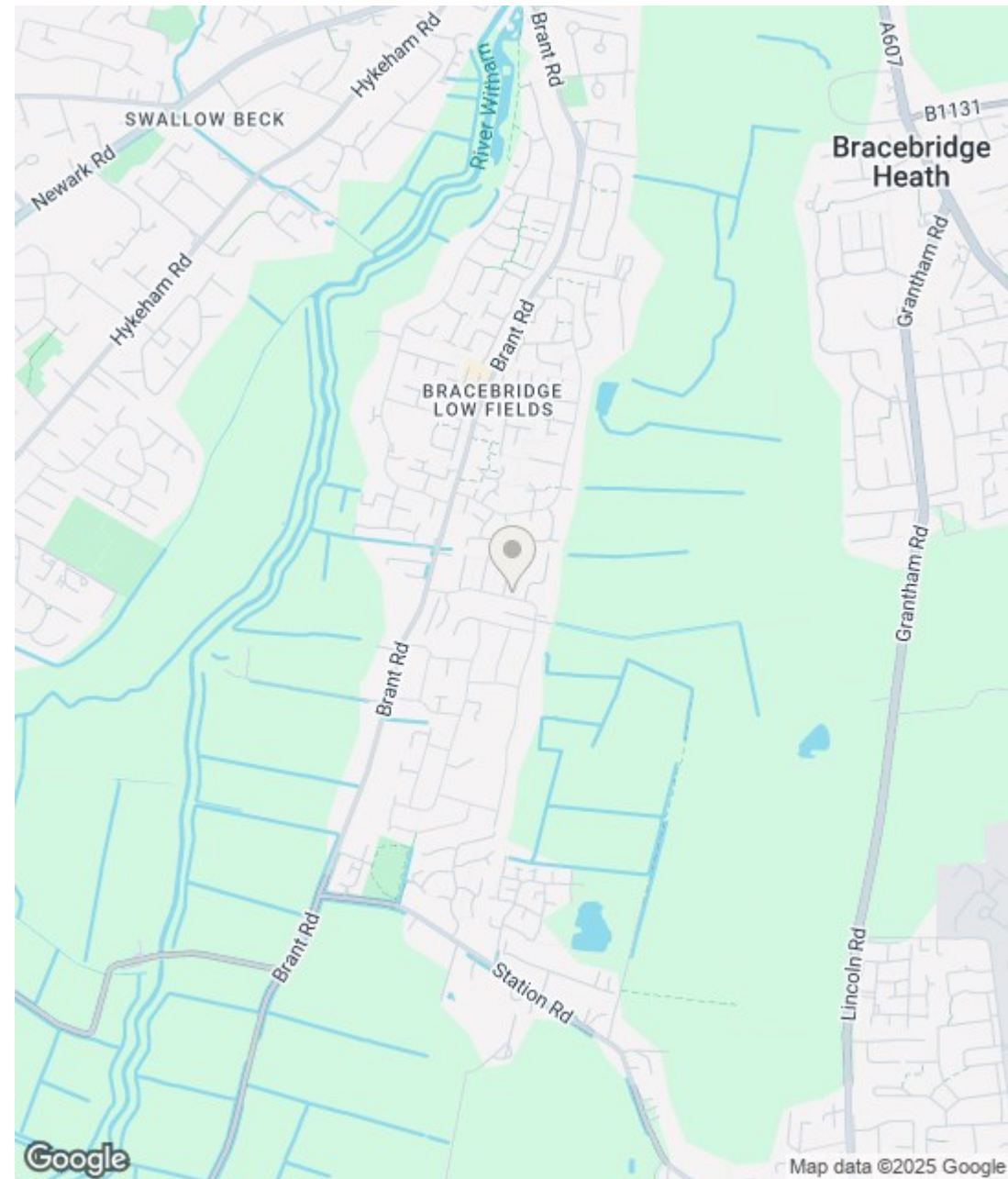
PARTICULARS

Drafted following clients' instruction of April 2025

VIEWINGS

By prior arrangement with the Sole Agents (01522 716204).





Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA.
Registered in England and Wales. Registration Number: OC398777

Atton Place, 32 Eastgate, Lincoln,
Lincolnshire, LN2 1QA
Tel: 01522 716204
Email: info@mountandminster.co.uk

MOUNT & MINSTER