



Hollywell Road, Lincoln, LN5 9DB



welcome to

Hollywell Road, Lincoln

A beautifully presented two-bedroom detached bungalow positioned on the ever-popular Hollywell Road in Lincoln. Offering spacious accommodation, ample off-road parking, a generous lounge/diner and a well-maintained rear garden, this home is ideally placed close to a wide range of local amenities.



Entrance Hall

Access via double glazed front door, double glazed door leading to rear garden and radiator to wall.

Kitchen

Double glazed window to side, kitchen comprising a range of floor and wall based cupboards, sink with drainer, large cooker, space for all relevant appliances and tiled flooring.

Lounge/Diner

Lovely L shaped lounge/diner with two sets of double glazed sliding doors leading to the rear garden, radiator to wall, fitted aircon unit which heats and cools as well as space for large dining table.

Bedroom One

Two double glazed windows to front, radiator to wall, wash hand basin, shower cubicle and fitted wardrobes for storage.

Bedroom Two

Double glazed window to side, radiator to wall and fitted wardrobes for storage.

Bathroom

Double glazed window to side, wc, bath with wall mounted shower, tiled floor and walls, fitted vanity unit housing wash hand basin, heated towel rail and extractor fan.

Front Exterior

Off road parking for ample cars via driveway and access provided to the garage.

Rear Garden

Lovely landscaped rear garden comprising patio area for outdoor dining, grass area, raised flower beds, green house and much more.

Garage

Good sized garage, large enough for a vehicle. Garage also has an electric door for access.



view this property online williamhbrown.co.uk/Property/LCR123886



welcome to

Hollywell Road, Lincoln

- Well-presented two-bedroom detached bungalow
- Prime position on popular Hollywell Road, Lincoln close to all relevant amenities
- Spacious lounge/diner offering versatile living space
- Two double bedrooms, one with shower and wash hand basin
- Separate main bathroom

Tenure: Freehold
EPC Rating: Awaiting
Council Tax Band: B

£225,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/LCR123886](https://www.williambrown.co.uk/Property/LCR123886)



Property Ref:
LCR123886 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01522 534 771



Lincoln@williambrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



[williambrown.co.uk](https://www.williambrown.co.uk)