



- Detached Bungalow
- Stunning Countryside Views
- Generous Plot
- Ample Off Street Parking

- Two Double Bedrooms
- Detached Single Garage
- In Need Of Modernisation
- Sold With No Onward Chain

Hollywell Road, Lincoln, LN5 9BZ
£220,000





Being sold with no onward chain! Starkey&Brown is delighted to represent this two-bedroom detached bungalow positioned on Hollywell Road, positioned just off Brant Road. The property is in need of modernisation throughout and offers potential for buyers looking to update and personalise the home. Accommodation briefly comprises a porch, an entrance hall, two double bedrooms, a three-piece family bathroom, a kitchen overlooking countryside views, and a living room with a uPVC door leading to the garden. Externally, the property has a generous sized rear garden, mostly laid to lawn with a block paved patio seating area, and enjoys beautiful countryside views, creating a peaceful outdoor space. To the side of the property, there is a detached single garage. To the front, there is a lawned area and driveway providing off-street parking for multiple vehicles. Further benefits of the property include gas central heating and uPVC double-glazing throughout. Hollywell Road is conveniently located near a wide range of local amenities, including a doctor's surgery, shops, schools, and transport links into Lincoln city centre, and easy access to the A46 bypass. Council tax band: B. Freehold.



uPVC composite door leading to:

Porch

Tiled flooring and a window looking into the living room. Further internal door leading to:

Entrance Hall

Loft access, a radiator, an airing cupboard housing a combi boiler, and a storage cupboard. Access to:

Living Room

21' 8" x 11' 2" max (6.60m x 3.40m)

Having a uPVC double-glazed window to the front aspect, dual uPVC double-glazed windows to the rear, a uPVC composite door leading to the rear, a coved ceiling, a radiator, and a gas fireplace.

Kitchen

10' 7" x 9' 6" (3.22m x 2.89m)

A range of wall and base units with counter worktops, an integrated electric oven, an integrated 4-ring gas hob with an overhead extractor fan, a ceramic sink with mixer tap, space and plumbing for a washing machine, space for a fridge freezer, tiled walls, a uPVC composite door leading to the rear and a uPVC double-glazed window looking out to the rear.

Bedroom 1

13' 11" x 10' 5" (4.24m x 3.17m)

Having a uPVC double-glazed window to the front aspect, a radiator, and a coved ceiling.

Bedroom 2

13' 4" x 8' 6" (4.06m x 2.59m)

Having a uPVC double-glazed window to the rear aspect, a radiator, and a coved ceiling.

Bathroom

7' 9" x 6' 5" (2.36m x 1.95m)

Three-piece suite comprising a panelled bath, a wash hand basin with under-storage, a low-level WC, tiled walls, tiled flooring, a chrome radiator towel rail, a frosted double-glazed window to the side aspect, an extractor fan, and LED lighting.

Outside Front

Gate access leading to driveway, a lawned area, block paved drive parking for multiple vehicles, a variety of mature shrubs and hedges. Access to the side of the property with access to the garage.

Garage

Having an up and over door, power and electric, and side door access.

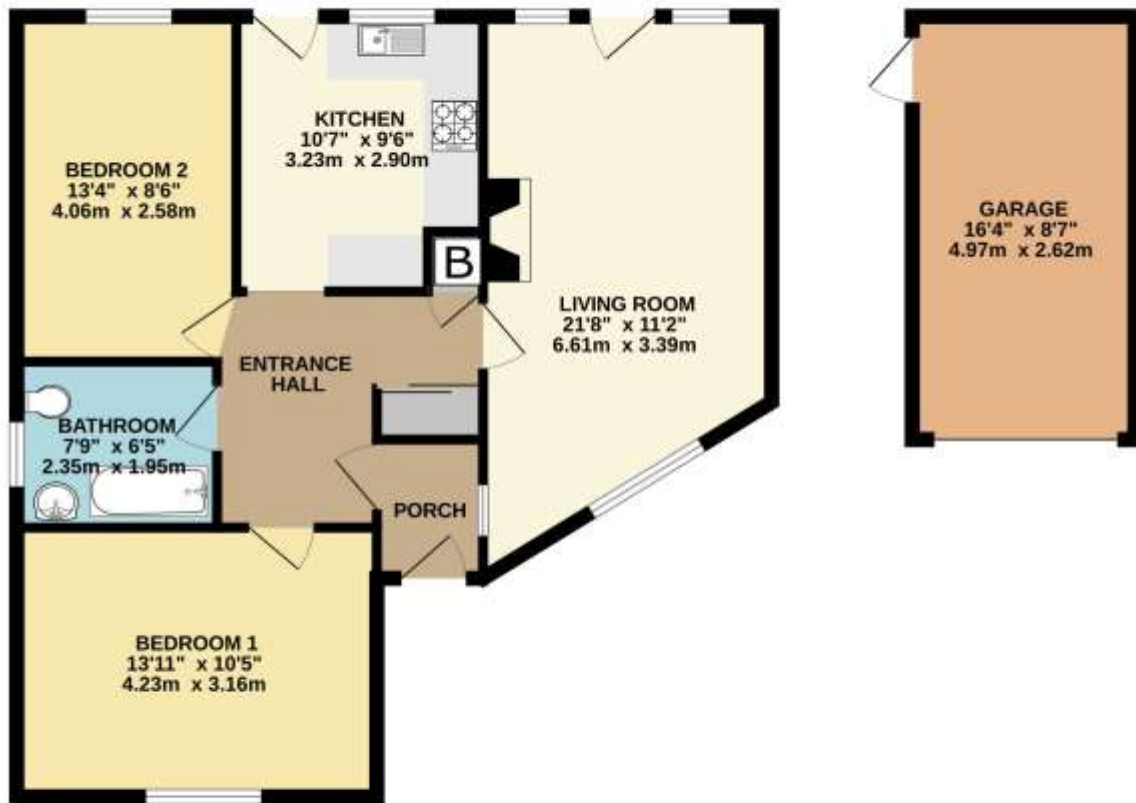
Outside Rear

Generous plot with countryside views, a fully fenced surround, mostly laid to lawn with a block paved patio area. Access to the side.





GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA: 844 sq.ft. (78.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Measure 32/05.

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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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