NEWTON FALLOWELL



# Hollywell Road, Lincoln

3 1 3

**£260,000**

- Detached House
- Three Bedrooms
- Bathroom & Downstairs WC
- Three Reception Rooms
- NO ONWARD CHAIN
- Driveway & Garage
- Freehold
- EPC Rating C







Situated on Hollywell Road, within the highly sought-after Brant Road area of Lincoln, this three bedroom detached property presents a fantastic opportunity for buyers looking to create their ideal family home.

Although requiring modernisation throughout, the property offers generous and versatile accommodation, including two reception rooms, three bedrooms and a spacious garden, providing excellent potential for improvement.

The property is conveniently positioned within walking distance of an excellent range of local amenities, including Waddington Redwood Primary Academy, Redwood Drive shops, Brant Road Shopping Centre, Lincolnshire Co-op Food Store, a pharmacy, Post Office, doctors' surgery, cafes, takeaways and public houses. Nearby green spaces and regular bus services into Lincoln city centre further enhance this popular residential location.

The accommodation on offer comprises Entrance Hall, Kitchen, Dining Room, Lounge, WC and Conservatory to the ground floor. To the first floor there are Three Bedrooms and Family Bathroom.  Externally to the front of the property is a large block paved driveway, leading to the integral single garage. To the rear of the property is a lawned garden with patio area.









## Entrance Hall
With the entrance door to the front aspect.

## WC
4'6" x 3'0" (1.4m x 0.9m)
With a window to the side aspect, fitted with a low level wc and wash hand basin.

## Kitchen
8'7" x 8'2" (2.6m x 2.5m)
With a window to the front aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit, free standing cooker and hob, space and plumbing for a washing machine.

## Dining Room
16'1" x 8'8" (4.9m x 2.6m)
With french doors leading to the conservatory.

## Lounge
17'2" x 16'1" (5.2m x 4.9m)
With windows and an external door to the rear aspect and a fireplace.

## Conservatory
16'4" x 8'6" (5m x 2.6m)
With an external door leading to the rear garden and a personal door leading to the garage.

## Landing
With a window to the side aspect and stairs to the ground floor.

## Bedroom One
11'2" x 9'5" (3.4m x 2.9m)
With a window to the front aspect.

## Bedroom Two
14'1" x 9'7" (4.3m x 2.9m)
With a window to the rear aspect and fitted wardrobes.







## Bedroom Three
8'8" x 6'2" (2.6m x 1.9m)
With a window to the rear aspect and access to storage.

## Bathroom
8'3" x 6'3" (2.5m x 1.9m)
With a window to the front aspect, fitted with a low level wc, wash hand basin, panelled bath and shower.

## Garage
16'3" x 8'6" (5m x 2.6m)
With an up and over door and personal door to the rear aspect.

## Outside
To the front of the property there is a block paved driveway with room for up to four cars, leading to the integral single garage.
To the rear of the property there is a lawned garden with patio.

## Agents Note
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# Floorplan




FLOOR PLAN

TOTAL FLOOR AREA : 1178 sq.ft. (109.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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