





22 Hollywell Road, Lincoln

Asking Price £260,000

Two Double Bedrooms • Single bedroom/office • Detached Family Home • Spacious Living Room • Separate Dining Room • Additional Sunroom • Ground Floor WC • Spacious Driveway & Garage • Generous Rear Garden • Sought After Location

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Situated within the popular village of Waddington, this spacious three-bedroom detached home offers versatile living accommodation, a generous rear garden and the added benefits of a private driveway and garage.

The ground floor welcomes you through an entrance hallway, providing access to the kitchen, dining room and convenient downstairs WC. The generously proportioned living room offers an excellent space for relaxing and entertaining, with double doors opening onto the rear garden. A separate dining room provides an ideal setting for family meals and social occasions, while the adjoining sunroom offers a further reception area that could be utilised for relaxing, hobbies or entertaining guests. The kitchen completes the ground floor accommodation with a practical layout for everyday use.

Upstairs, the property benefits from two well-proportioned double bedrooms, both offering comfortable accommodation with space for essential furnishings, alongside a further single bedroom. The family bathroom serves the first floor.

Externally, the property is complemented by a spacious block-paved driveway offering ample off-road parking, alongside an attached garage. To the rear, a generously sized garden features a lawn, mature trees, established planting and a decked seating area. Raised planting beds, greenhouse facilities and an ornamental pond add further character, creating an appealing outdoor space with plenty to offer gardening enthusiasts.

Located within the established village of Waddington, the property enjoys convenient access to local amenities and transport links into Lincoln. With its flexible accommodation, generous outdoor space and practical features, this detached home presents an excellent opportunity for buyers seeking both comfort and versatility.

Council Tax band: B

Tenure: Freehold

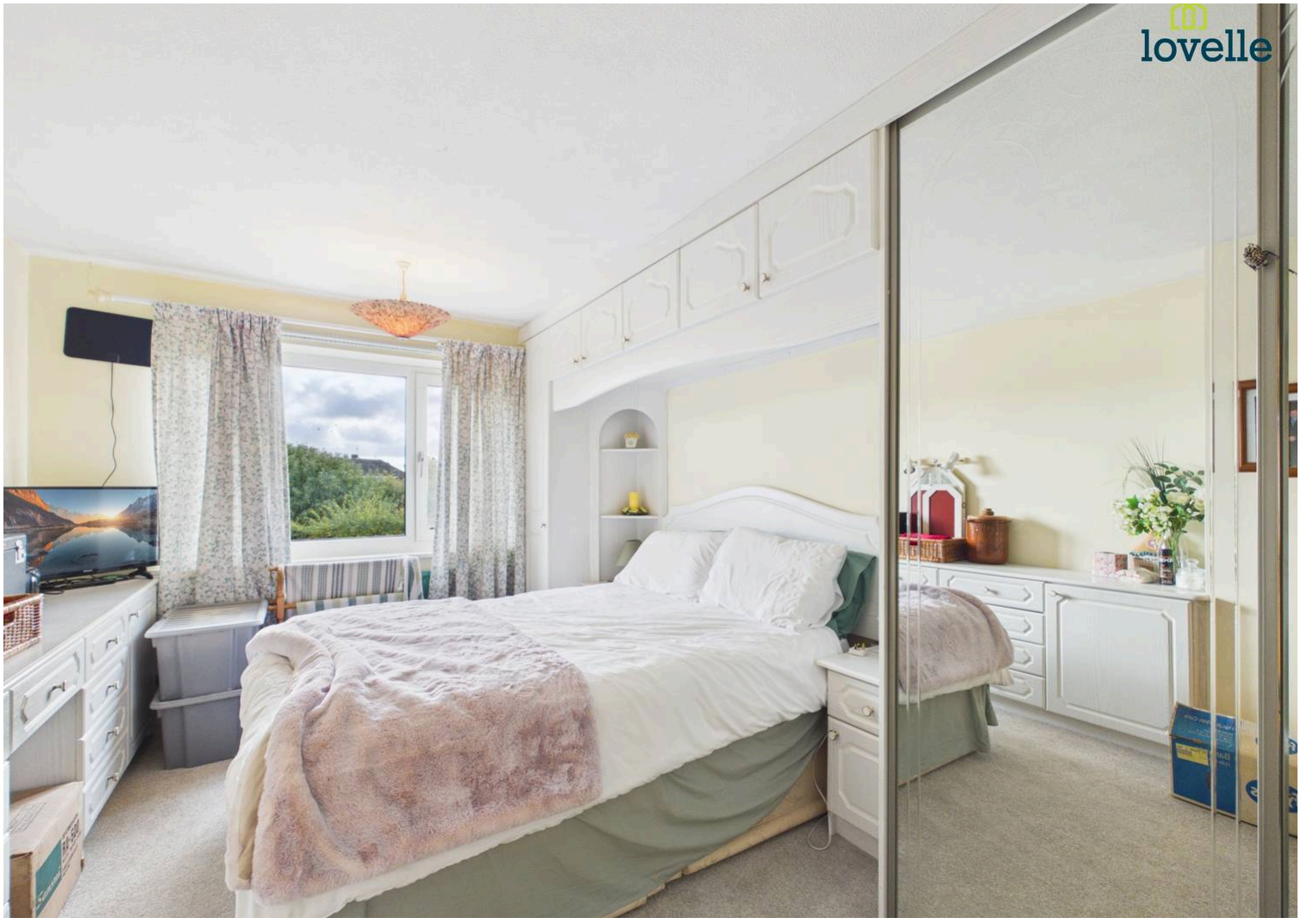
EPC Energy Efficiency Rating: C
















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Entrance Hallway
6' 6" x 6' 5" (1.99m x 1.95m)
Welcoming entrance hallway providing access to the kitchen, dining room and ground floor WC.

Living Room
16' 0" x 16' 8" (4.88m x 5.09m)
A generously proportioned living room offering ample space for comfortable seating and furnishings, with double doors providing direct access to the rear garden.

Dining Room
12' 10" x 8' 0" (3.92m x 2.44m)
A well-proportioned dining area with space for a family dining table and double doors leading into the sunroom.

Kitchen
9' 1" x 8' 3" (2.76m x 2.51m)
A separate kitchen with a practical layout, providing space for essential appliances and food preparation.

Sunroom
7' 11" x 16' 4" (2.41m x 4.99m)
A versatile additional reception room, ideal for relaxing or entertaining, with access to the rear garden.

WC
3' 2" x 3' 6" (0.97m x 1.07m)
Convenient ground floor WC positioned off the entrance hallway.

Landing
6' 2" x 10' 8" (1.89m x 3.24m)
Central landing providing access to both bedrooms, the bathroom and home office.

Bedroom One
9' 8" x 14' 0" (2.94m x 4.26m)
A spacious double bedroom offering ample room for bedroom furnishings and storage.

Bedroom Two
9' 7" x 11' 5" (2.93m x 3.48m)
A well-sized second double bedroom with space for additional furniture.

Bedroom Three
6' 4" x 8' 10" (1.92m x 2.69m)
A current home office, ideal for remote working, studying or use as a hobby room.

Bathroom
6' 4" x 8' 4" (1.93m x 2.55m)
First floor family bathroom with a separate shower area indicated on the floorplan.

GARDEN

To the front, the property benefits from a spacious block-paved driveway providing ample off-road parking, alongside an attached garage offering additional parking or storage. Established planting beds add character to the frontage, with access to the main entrance and side of the property. To the rear, a generously sized garden offers a combination of lawned areas, mature trees, established shrubs and colourful planting. A decked seating area provides space for outdoor dining and relaxation, while pathways lead through the garden to a variety of raised planting beds and greenhouse facilities, ideal for keen gardeners. An ornamental pond adds further character, with the surrounding greenery creating an attractive outdoor setting. The garden offers excellent potential for both entertaining and gardening, providing a versatile outdoor space to complement the property's generous internal accommodation.

Off street

Dedicated off-street parking to the front of the property.



VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone the number found on the last page of the particulars.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website http://www.lovelleestateagency.co.uk/privacy-policy.php and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

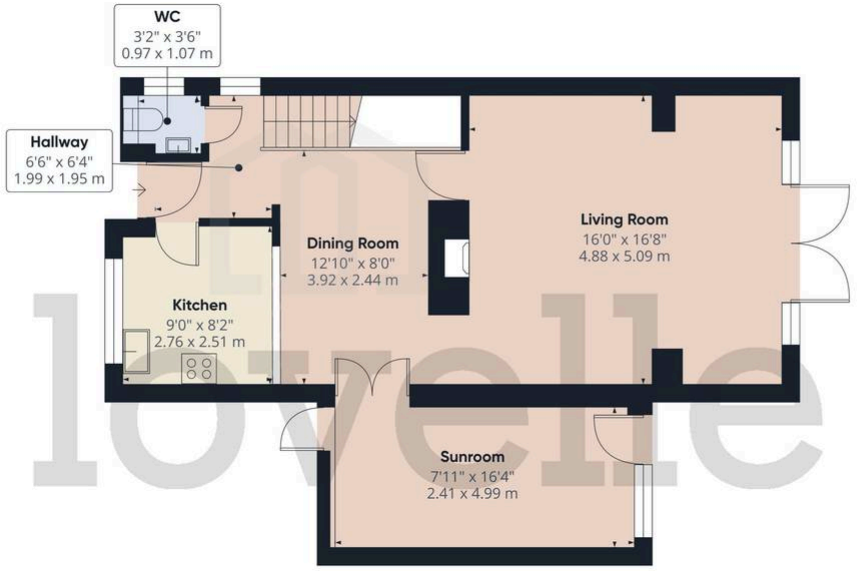
Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

ENERGY PERFORMANCE INFORMATION

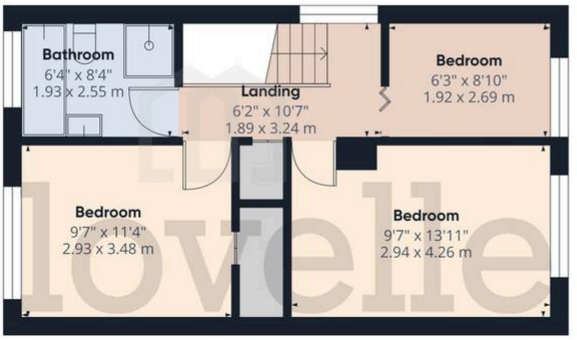
A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

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Ground Floor



Floor 1

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Approximate total area(1)

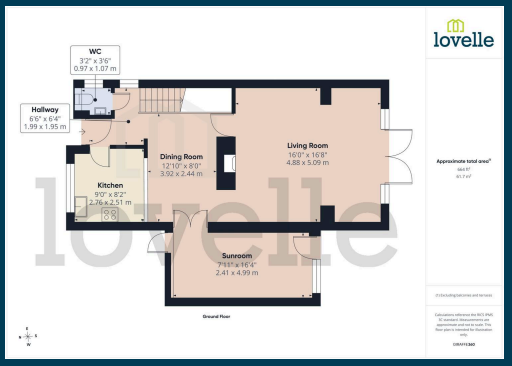
1086 ft²

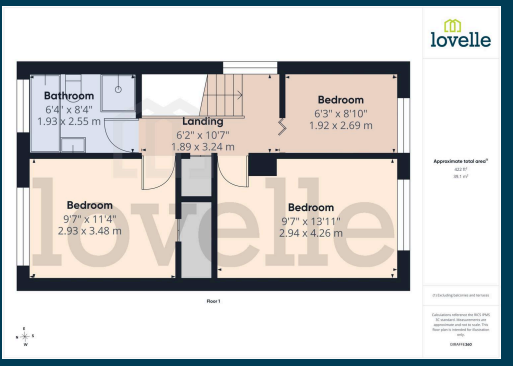
100.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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