

**Hoplands Road, Coningsby LINCOLN LN4 4UE** 

## welcome to

# **Hoplands Road, Coningsby LINCOLN**

A beautifully presented two-bedroom semi-detached home, offering modern and comfortable living in a peaceful residential location. The property features a spacious lounge, a well-appointed kitchen, two generous bedrooms, and a bathroom. Outside, there is a private rear garden and off-road parking













## Lounge /Diner

15' 6" x 11' 7" ( 4.72m x 3.53m ) Understair storage and patio doors to the rear

#### Kitchen

10' 3" x 11' 7" (  $3.12m \times 3.53m$  ) intergrated ,oven and microwave ,gas hob . w/c toilet and sink

### Landing

potterton combc with understair cupboard and loft hatch

#### **Bedroom 1**

9' 2" x 11' 8" ( 2.79m x 3.56m ) window to rear with lake views

#### **Bedroom 2**

11' 7" x 7' 4" ( 3.53m x 2.24m ) double rooms ,window to front

#### **Bathroom**

bath with overhead shower ,toilet and sink

#### **Rear Garden**

bar area, shed with garden ,artificial grass raised boarders





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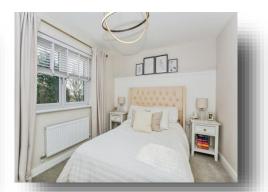
- TWO BEDROOMS
- SEMI DETACHED HOUSE
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING TO THE FRONT
- **MODERNISED INTERIOR**

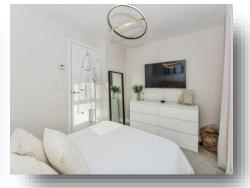
Tenure: Freehold EPC Rating: B

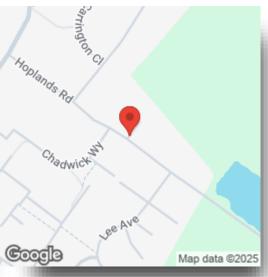
Council Tax Band: A

# £180,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWB116421



Property Ref: BWB116421 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 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.

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these



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