



Hoplands Road, Coningsby LINCOLN LN4 4UE

welcome to

Hoplands Road, Coningsby LINCOLN

GUIDE PRICE £175,000 - £185,000. A beautifully presented 2 semi-detached home, offering modern and comfortable living in a peaceful residential location. The property features a spacious lounge, a well-appointed kitchen, 2 generous bedrooms, and a bathroom, 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 x 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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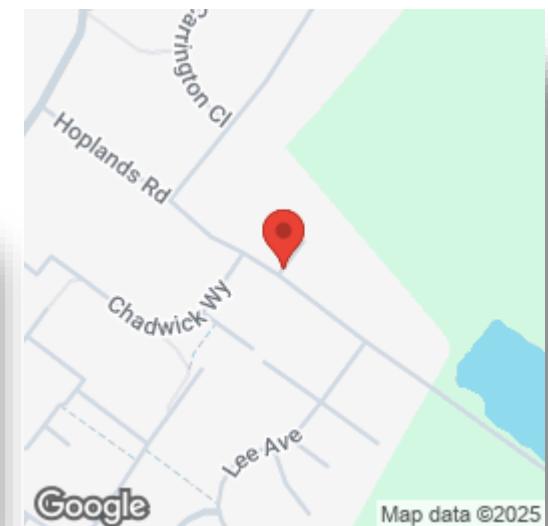
- TWO BEDROOMS
- SEMI DETACHED HOUSE
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING TO THE FRONT
- MODERNISED INTERIOR

Tenure: Freehold EPC Rating: B

Council Tax Band: A

guide price

£175,000



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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.



Property Ref:
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