



**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 borders



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welcome to

## Hoplands Road, Coningsby LINCOLN

- 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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWB116421 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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