





Hoplands Road, Coningsby Lincoln LN4 4UE



welcome to

Hoplands Road, Coningsby Lincoln

A beautifully presented family home located in the sought after village of Coningsby within close proximity to local amenities and schools. The property has spacious accommodation throughout, single garage, driveway for two vehicles and a fully enclosed rear garden. Call now to view.













Entrance Hall

Being entered via a door from the front, having a radiator and stairs rising to the first floor.

Lounge

17' 10" x 10' 1" (5.44m x 3.07m)

There are two radiators, TV point and double glazed window to the front.

Kitchen Diner

17' 1" x 8' 1" (5.21m x 2.46m)

Fitted with a range of wall and base units with work surfacing, one and a half bowl stainless steel sink with mixer tap, built in electric oven, gas hob and stainless steel extractor. There is an integrated dishwasher, integrated fridge freezer, integrated microwave, radiator, spot lights, double glazed window to the rear and double glazed patio doors to the rear with glazed side panels.

Utility Room

7' 10" x 5' (2.39m x 1.52m)

There is work surfacing, plumbing for washing machine, space for further appliance, wall mounted boiler, door to the side, door to the garage and double glazed window to the rear.

Cloakroom

Fitted with a WC, wash hand basin with mixer tap and radiator

First Floor Landing

There is a built in airing cupboard and access to loft.

Bedroom One

11' x 11' 10" excl wardrobe (3.35m x 3.61m excl wardrobe) There is a fitted double wardrobe with mirrored sliding doors, radiator and double glazed bay window to the front.

Ensuite

Fitted with a shower cubicle with wall mounted shower, inset wash hand basin with mixer tap and vanity unit below, WC, extractor fan, partly tiled walls, shaver point, light up mirror and double glazed window to the side.

Bedroom Two

12' 10" \times 8' 11" ($3.91m \times 2.72m$) Having a built in cupboard, radiator and double glazed window to the front.

Bedroom Three

14' x 7' (4.27m x 2.13m)

There is a radiator and two double glazed windows to the rear

Bathroom

Fitted with a suite comprising of a bath with shower over and rainfall shower head, inset wash hand basin with mixer tap and vanity unit below, WC, extractor fan, partly tiled walls, heated towel rail, tiled flooring and double glazed window to the rear.

Outside Front

To the front of the property there is a driveway providing parking for two vehicles, lawn, fencing to one side and side access to the rear.

Garage

Having an up and over door, power and lighting and door to the utility room.

Rear Garden

The fully enclosed fenced garden has a lawn and patio.





welcome to

Hoplands Road, Coningsby Lincoln

- Popular Village Location
- Integral Single Garage & Double Width Driveway
- Three Double Bedrooms
- Downstairs WC & Utility Room
- Exceptionally Presented Throughout

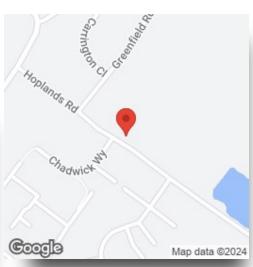
Tenure: Freehold EPC Rating: B

£275,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH111527



Property Ref: SNH111527 - 0005 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.

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