



**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" x 8' 11" ( 3.91m x 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.



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## **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

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Property Ref:  
SNH111527 - 0005

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