



**24 Hoplands Road**  
Coningsby, Lincoln, Lincolnshire LN4 4UE

**£300,000**  
**NO ONWARD CHAIN**

**BELL**





## 24 Hoplands Road

Coningsby, Lincolnshire LN4 4UE

Lincoln – 23 miles

Grantham – 29 miles with East Coast rail link to London

Boston – 13 miles

(Distances are approximate)

An exceptionally well presented four double bedroom detached home built in 2020 by well-respected local builders Chestnut Homes (NHBC warranty remaining). Internally the property is enhanced by its thoughtfully designed accommodation including bay fronted lounge and living kitchen overlooking the rear garden. Outside there is ample parking for several vehicles, garage and generous rear garden. The shopping, social and educational facilities of this well serviced Lincolnshire village are all within easy walking distance. A viewing is highly recommended to fully appreciate the design and presentation this property offers.

Coningsby and Tattershall, divided by the River Bain, are popular well-served villages providing a wide variety of shops, primary and secondary schools, post office and doctors' surgeries. Coningsby is famous for its RAF base and the Battle of Britain Memorial Flight Visitor Centre, and Tattershall for its National Trust Medieval Castle and heritage. The picturesque former spa village of Woodhall Spa is around four miles away and the Georgian market town of Horncastle and the East Coast are all within easy driving distance.

### Accommodation

Entrance into the property is gained through a uPVC door leading into:

### Reception Hall

With staircase to the first floor and having storage cupboard below, wood effect flooring, radiator, power points and door to:







#### **Cloakroom**

With low-level WC, wash hand basin over vanity unit, radiator and wood effect flooring.

#### **Lounge 18' 2" extending to 19' 7" (5.96m) x 10' 8" (5.53m x 3.25m)**

A dual aspect room including bay window to the front of the property. There is a radiator, television point, wiring for wall mounted television and power points.

#### **Living Kitchen 19' 2" x 13' 4" (5.84m x 4.06m)**

The 'Hub' of this superb family home, overlooking the rear garden through uPVC patio doors and having a stylish range of fitted units comprising one and a half sink drainer inset to ample worksurface over base units including integral fridge over freezer and integral dishwasher. There is a four-ring gas hob, electric oven, in-built microwave oven, wall mounted cupboards above with down lighting and filter hood over the hob. There is wood effect flooring, ceiling spot lights, radiator, power points and a thoughtfully designed **Utility Cupboard** having fitted worksurface over with space and plumbing for washing machine and tumble dryer, wall mounted storage cupboards, ceiling spot lights and power points with USB socket.

#### **First Floor**

##### **Landing**

A spacious landing with access to roof space, built-in airing cupboard, radiator, power points and door to:

##### **Bedroom 1 11' 1" excluding wardrobe space x 9' 1" (3.38m x 2.77m)**

Overlooking the rear garden and having fitted double wardrobe with sliding mirrored doors, radiator, power points and door to **En-Suite 9' 1" x 4' 10" (2.77m x 1.47m)** with a stylish white suite comprising tiled shower cubicle, low-level WC and wash hand basin over vanity unit. There is attractive wall tiling, mirror with built-in sensor light, shaver point, heated towel rail and extractor fan.

##### **Bedroom 2 11' 2" excluding fitted wardrobe x 9' 0" (3.40m x 2.74m)**

With front aspect and having fitted double wardrobe with sliding mirrored doors, radiator and power points.







#### **Bedroom 3 9' 11" x 7' 6" (3.02m x 2.28m)**

With front aspect, currently used as a home gym/office and having radiator and power points.

#### **Bedroom 4 9' 10" x 7' 4" (2.99m x 2.23m)**

Overlooking the rear garden and having radiator and power points.

#### **Bathroom 7' 4" x 6' 4" (2.23m x 1.93m)**

With a stylish suite comprising panelled bath with shower over, wash hand basin over vanity unit and a low-level WC. There is attractive wall tiling, radiator with towel rail over and extractor fan.

#### **Outside**

The property is approached over a driveway providing parking for several vehicles and leads to **Garage**, with up and over door, power, lighting and service door to the side. The remaining front garden is laid to lawn with decorative hedging to borders. The enclosed rear garden is predominantly laid to lawn with ornamental shrubs to borders and paved patio off the kitchen. There is power for outside lighting and secure timber gate leading to the block-paved driveway.



#### **Further Information**

All mains services. Gas central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = D

EPC RATING = B

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Woodhall Spa Office.

19 Station Road, Woodhall Spa. LN10 6QL

Tel: 01526 353333

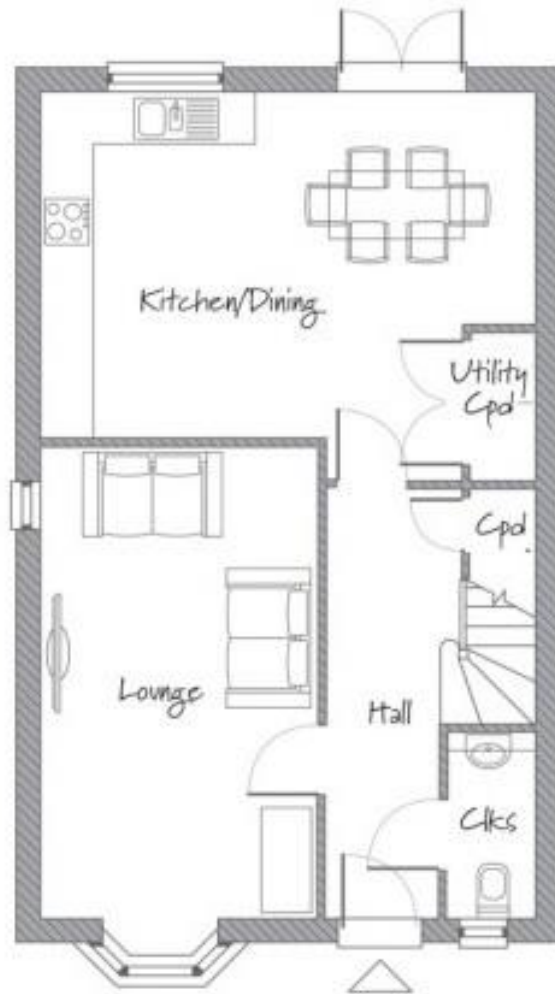
Email: woodhallspa@robert-bell.org

Website: <http://www.robert-bell.org>

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Tel: 01526 353333  
Email: woodhallspa@robert-bell.org

[www.robert-bell.org](http://www.robert-bell.org)

