



63 Hoplands Road, Coningsby, LN4 4UE



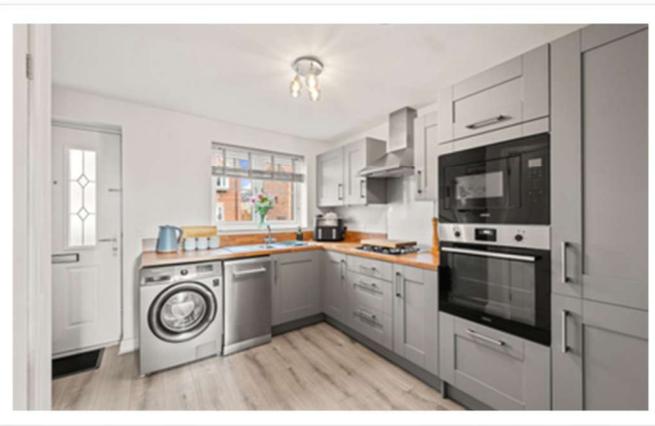
Freehold

£170,000



Key Features

- Semi-detached house
- Two bedrooms
- Kitchen & lounge/diner
- Cloakroom & bathroom
- Driveway providing off-road parking
- 7kw electric vehicle charging point
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating B





A recently built semi-detached house on a popular new development on the outskirts of Coningsby and backing on to a small lake. Having well presented accommodation comprising: kitchen, cloakroom and lounge/diner to ground floor. Two bedrooms and bathroom to first floor. Outside the property has a driveway to the side providing off-road parking with a 7kw electric car charger and an enclosed garden to the rear. The property benefits from gas central heating and double glazing.



ACCOMMODATION

Part glazed front entrance door through to the:

KITCHEN

3.53m x 3.16m (11'7" x 10'5")

Having window to front elevation, radiator and wood effect flooring. Fitted with a range of base & wall units with wood block effect work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine & slimline dishwasher under. Work surface return with inset gas hob, cupboards & drawers under, cupboards & stainless steel cooker hood over.

Tall unit to side housing integrated electric oven & microwave, drawer under, cupboard over and further tall unit to side.

CLOAKROOM

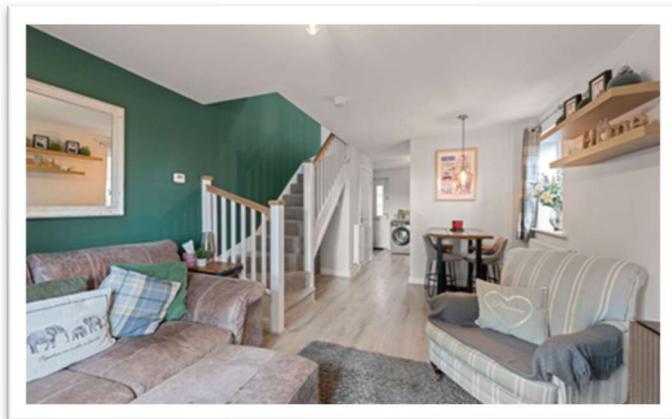
1.6m x 0.87m (5'2" x 2'11")

Having radiator, wood effect flooring, extractor, close coupled WC and corner hand basin. Opening to the lounge/diner and door to the:

LOUNGE/DINER

4.73m x 3.53m (15'6" x 11'7")

Having french doors to rear elevation & garden, two radiators, continuation of wood effect flooring and staircase rising to first floor.



FIRST FLOOR LANDING

Having access to roof space and built-in airing cupboard.

BEDROOM ONE

3.53m x 2.82m (11'7" x 9'4")

Having window to rear elevation and radiator.

BEDROOM TWO

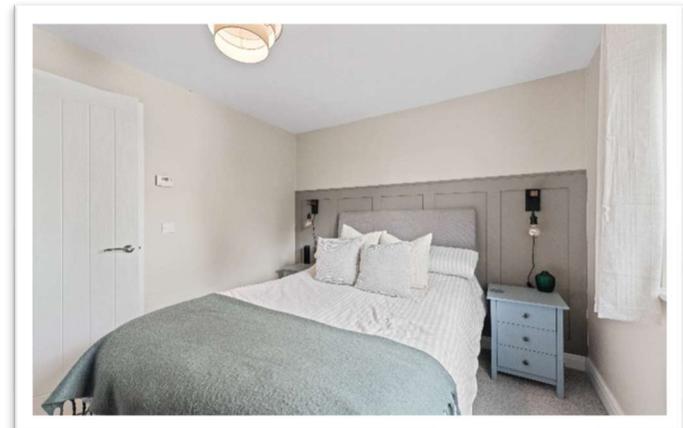
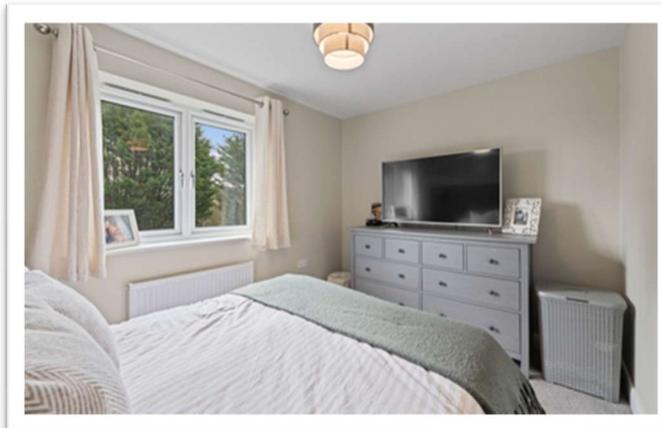
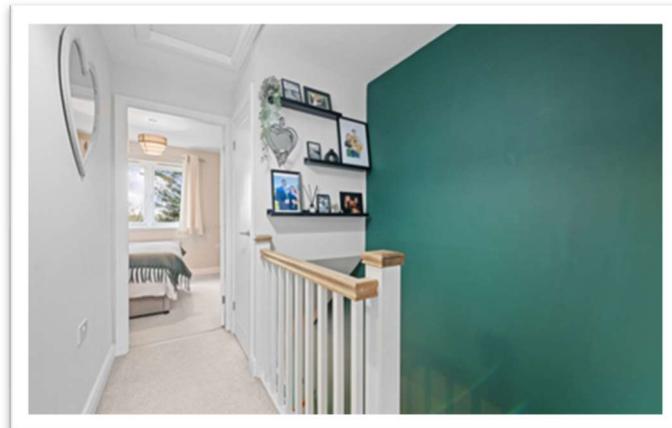
3.53m x 2.23m (11'7" x 7'4")

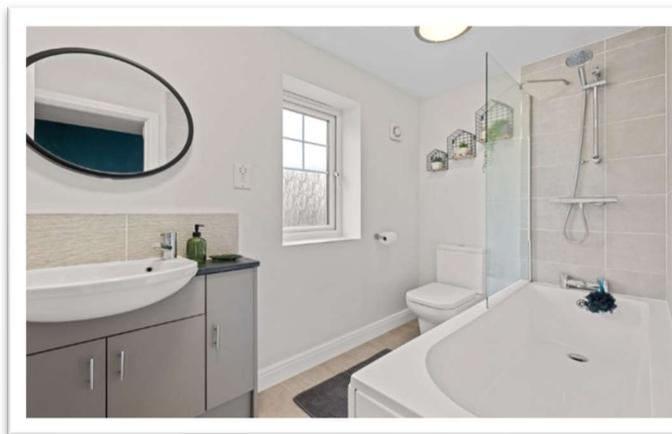
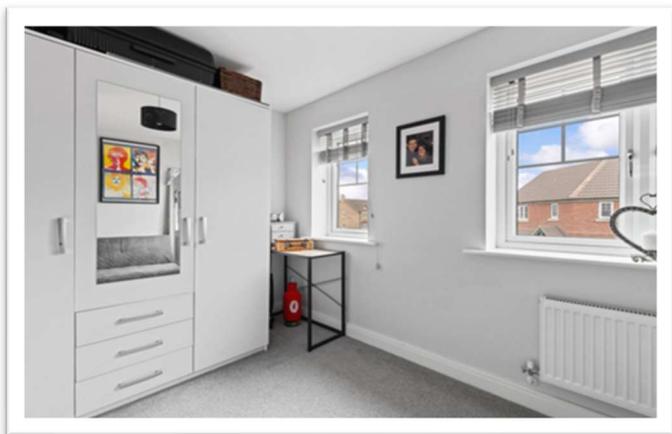
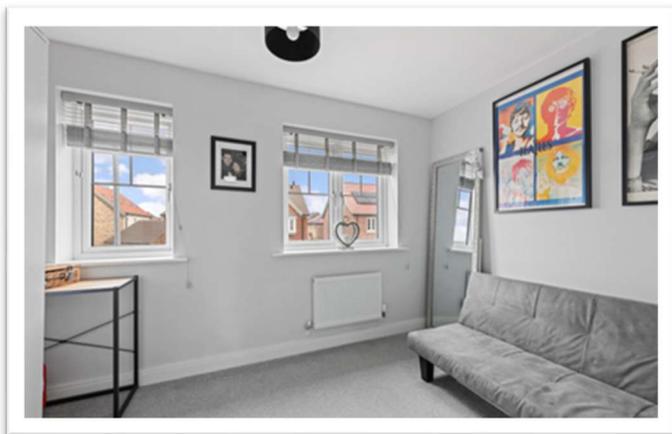
Having two windows to front elevation and radiator.

BATHROOM

2.74m x 1.52m (9'0" x 5'0")

Having window to side elevation, heated towel rail, tiled floor, tiled splashbacks, shaver point and extractor. Fitted with a white suite comprising: panelled bath with mixer shower fitting & anti-splash screen over, close coupled WC and hand basin inset to vanity unit with cupboard under.





EXTERIOR

To the front of the property there is a gravelled garden with a paved footpath leading to the front entrance door. A block paved driveway provides off-road parking and has a 7kw electric car charger. Gated access to the:

REAR GARDEN

Being enclosed and laid to lawn with a paved patio area and a garden shed.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band A.

VIEWING

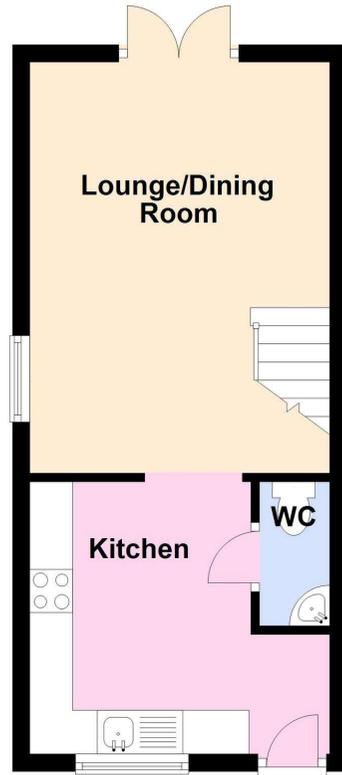
By appointment with Newton Fallowell - telephone 01790 755222.



Floorplan

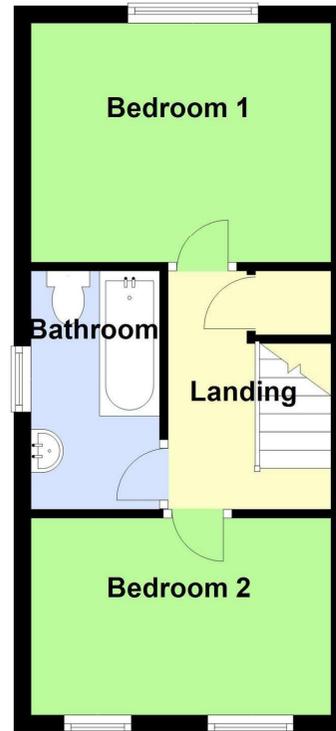
Ground Floor

Approx. 28.1 sq. metres (302.1 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.1 sq. feet)



Total area: approx. 56.1 sq. metres (604.3 sq. feet)



Lake to rear



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