



## Hoplands Road, Coningsby, Lincoln, LN4 4UE

- VERY WELL presented and spacious 624 sq ft TWO DOUBLE bedroom MODERN semi-detached HOUSE NEW 2021
- VERY GOOD ENERGY efficiency 'B' (83) RATING, Council TAX BAND only an 'A'
- MODERN fitted KITCHEN and LOUNGE DINER with FRENCH doors to the garden
- UPVC double glazed including French doors, Mains gas CENTRAL HEATING
- POPULAR and CONVENIENT LOCATION for WELL SERVICED village CENTRE
- TWO allocated PARKING SPACES to the immediate rear of the property
- OPEN VIEWING TUESDAY 3 FEBRUARY 2026 AT 4:30PM, AVAILABLE 9 FEBRUARY 2026, unfurnished, minimum 12 month term
- MODERN BATHROOM with separate SHOWER over the bath, Downstairs W.C.
- SECLUDED and fully enclosed rear GARDEN and PATIO
- NO smokers and the deposit bond is £917.31

**£795 Per Month**





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## DESCRIPTION

OPEN VIEWING TUESDAY 3 FEBRUARY 2026 AT 4:30PM

This is a very well presented and spacious 624 sq ft two double bedroom modern semi detached house built new 2021 with two allocated parking spaces to the immediate rear of the property, front and secluded rear garden including patio, available 9 February 2026 for a minimum twelve month term and is in a popular and convenient location for the centre of this well serviced large village.

The property consists of a modern fitted kitchen with built in pantry cupboard, lounge diner with French doors to the patio and rear garden, downstairs W.C. landing with built in cupboard, bathroom with separate shower over the bath and two double bedrooms.

Outside there is a front open plan garden of established plants and a path to the front door porch. To the side of the house there is a paved path leading past the rear garden side gate, and the two allocated parking spaces to the immediate rear of the property. The secluded and fully enclosed rear garden is laid to lawn and has a patio to the French doors.

It also benefits from UPVC double glazing including French doors, mains gas central heating, 'stone' window sill, a very good energy efficiency 'B' (83) rating (see attached graph) and is only a council tax band 'A', currently £1,487.01 gross annually.

The property is to be let and managed by the agent at £795 pcm, unfurnished for minimum 12 month term, is available 9 February 2026, no smokers and the deposit bond is £917.31.

The well serviced large village of Coningsby amenities include supermarket, post office, butchers, hairdressers, doctors, public house restaurants and the Battle of Britain Memorial Flight Visitor Centre. Coningsby is separated by the River Bain for fishing from historic Tattershall with it's castle, schools, library, country park and water sports centre, and the property is only about five miles from tree lined Woodhall Spa, home of the National Golf Centre.

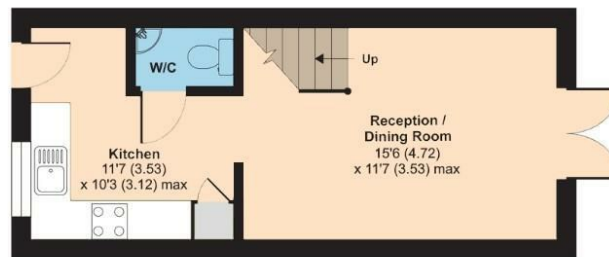




## Hoplands Road, Coningsby, Lincoln, LN4



FIRST FLOOR APPROX FLOOR  
AREA 29 SQM  
(312 SQFT)



GROUND FLOOR APPROX FLOOR  
AREA 29 SQM  
(312 SQFT)

APPROX. GROSS INTERNAL FLOOR AREA 624 SQ FT 58 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

### Viewings

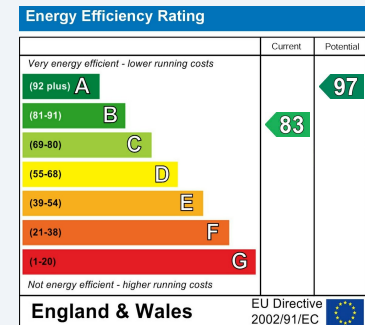
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.