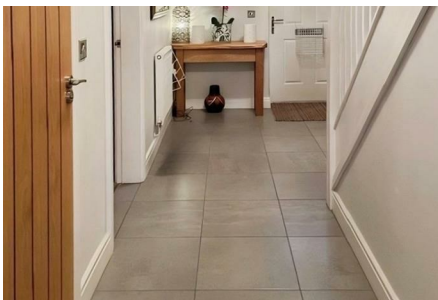


Hoplands Road, Coningsby, Lincoln, LN4 4UE



Asking Price £395,000 Freehold



Nestled on Hoplands Road in the charming village of Coningsby, Lincoln, this nearly new detached house, built in 2022 by Chestnut Homes, offers a splendid opportunity for modern family living. Spanning an impressive 2,036 square feet, the property boasts an exceptional standard of finish, ensuring both comfort and style.

Upon entering, you are greeted by three spacious reception rooms, providing ample space for relaxation and entertainment. The heart of the home is undoubtedly the expansive kitchen/diner/family room, designed for those who love to host gatherings and create lasting memories with family and friends. This area flows seamlessly into the beautifully landscaped garden, which occupies a large corner plot, perfect for outdoor entertaining.

The property features four well-appointed bedrooms, including two with their own ensembles, offering privacy and convenience for family members or guests. A further family luxury bathroom ensures that everyone's needs are met. Additionally, a separate large office provides an ideal space for those who work from home or require a quiet area for study.

The house offers UPVC double glazing and gas central heating with great shower pressures, EPC rating of: B and Council Tax Band: E

Parking is a breeze with space for up to four vehicles, making this home not only practical but also a delightful retreat. With its modern design and thoughtful layout, this property is perfect for families seeking a blend of comfort, style, and functionality in a tranquil setting. Don't miss the chance to make this exceptional house your new home.

Location Location Location

Coningsby is located centrally between Boston, Sleaford, Spilsby and Horncastle and offers many amenities locally, such as schools, healthcare services, leisure centres, shops and places to eat. RAF Coningsby provides many employment opportunities, in addition, the area offers some historic sites such as Tattershall Castle and Woodhall Spa, a watersports holiday park and a farm park in Tattershall, which is ideal for children.

Accommodation

The property is only four years old with the remainder of 6 years NHBC warranty and is finished to an exceptional standard, featuring oak doors, luxury tiling and flooring, top of the range bathroom fittings, and a beautifully landscaped garden. The property is situated on a generous corner plot being entered through a composite door with portico over into a welcoming hallway.

Entrance Hallway



A bright and airy hallway featuring luxury tiled flooring, stairs to 1st floor landing, WC, doors leading to living room, study, and kitchen/diner.

Living Room 19'9" x 12'7"



A 19 foot long with a bay window to the front elevation and window to side elevation, carpeted flooring and pendant lighting

Kitchen/Diner/Family Room 30'4" x 12'2"



A large open-plan room with two sets of double doors to the rear garden making this a very social family orientated room perfect for modern families. The kitchen area includes two electric ovens, a hob with large extractor hood above, stainless steel sink with mixer tap, a range of wall and base units with built in microwave, integrated dishwasher, laminate worktops with matching up-stands, tiled flooring and a mixture of spot and pendant lighting.

Utility Room 6'4" x 6'2"



Featuring an upper glazed door to the side elevation, tiled flooring, laminate worktop with two base units, stainless steel sink with mixer tap, wall mounted gas boiler, and space and plumbing for a washing machine.

WC



Having toilet with hidden cistern with storage cupboard, hand wash basin with vanity unit underneath, tiled flooring and tiled splash-back.

Office 10'1" x 9'8"



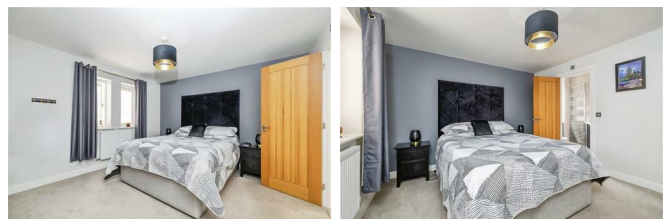
A large study with two windows to the front elevation, carpeted flooring and pendant lighting.

Landing



Having a window to the front elevation, carpeted flooring pendant lighting, airing cupboard housing a pressurized hot water tank and heating valves.

Bedroom One 12'7" x 11'5"



Window to the front elevation, fitted wardrobes, carpeted flooring and pendant lighting and door leading to en-suite shower room

Ensuite to Bedroom One 8'4" x 3'10"



Window to side elevation with frosted glass, a double shower cubicle, wash hand basin with vanity unit, tall chrome heated towel rail, toilet with hidden cistern and cupboard, tiled flooring, anti-fog illuminated mirror, shaver socket, extractor fan and spot lighting.

Bedroom Two 13'3" x 10'5"



Window to rear elevation, carpeted flooring, pendant lighting, and door leading to a large en-suite bathroom.

Ensuite to Bedroom Two 7'6" x 6'5"



A large en-suite with the benefit of a bath as well as shower cubicle, window to rear elevation with frosted glass, tiled flooring, luxury tiling to walls and shower enclosure, toilet with hidden cistern with low level

storage extending to under the wash hand basin, illuminated LED mirror, extractor fan, shaver socket and spot lighting.

Bedroom Three 12'7" x 11'5"



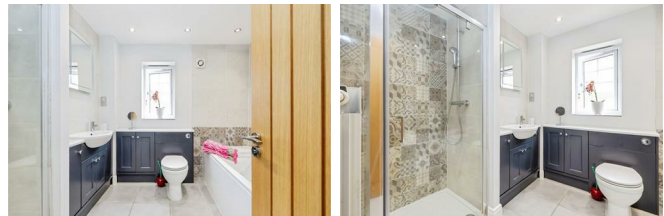
Two windows to the front elevation, carpeted flooring, wardrobe area with hanging space and pendant lighting.

Bedroom Four 11'6" x 9'1"



Window to rear elevation, carpeted flooring and pendant lighting.

Family Bathroom 8'1" x 8'1"



A truly luxury bathroom with the benefit of having a separate shower cubicle in addition to a bath, featuring tiled flooring and luxury wall tiling, toilet with hidden cistern having ample low level storage extending to under the hand wash basin, illuminated mirror, shaver socket, spot lighting and extractor fan

Double Garage and Driveway 17'10" x 16'9"

Having two up and over doors and a personnel door to the side rear, it has electricity providing sockets and lighting. The block-paved driveway is large enough to park up to six vehicles.

Outside



The front is laid to lawn with two low level hedging and paving leading to the front door.

The rear is laid to astro-turf for low maintenance and is beautifully landscaped and shaped with a few different areas for alfresco dining and barbecues, there are many pathways laid to gravel with blue block paved edges, it has some perimeter shrubs and bushes making it a tranquil place to relax and entertain.

Service Charges

There is a service charge to HLM Property Management paid twice a year at present it is £82.09 every 6 months. The property carries the remainder of the 10 year NHBC Guarantee until 2032

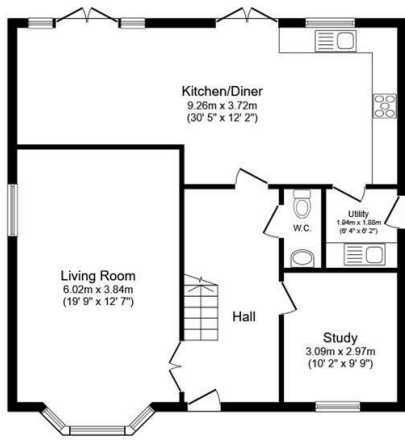
Disclaimer 1

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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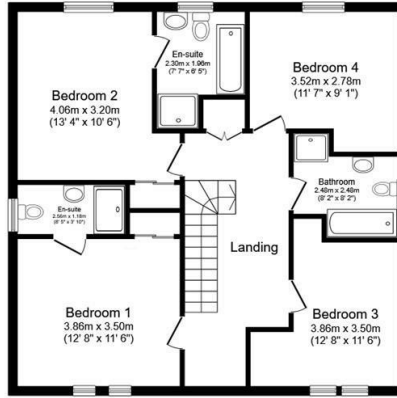
Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from

any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.



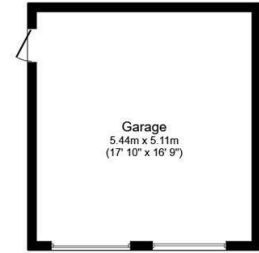
Ground Floor

Floor area 81.3 sq.m. (875 sq.ft.)



First Floor

Floor area 80.1 sq.m. (862 sq.ft.)

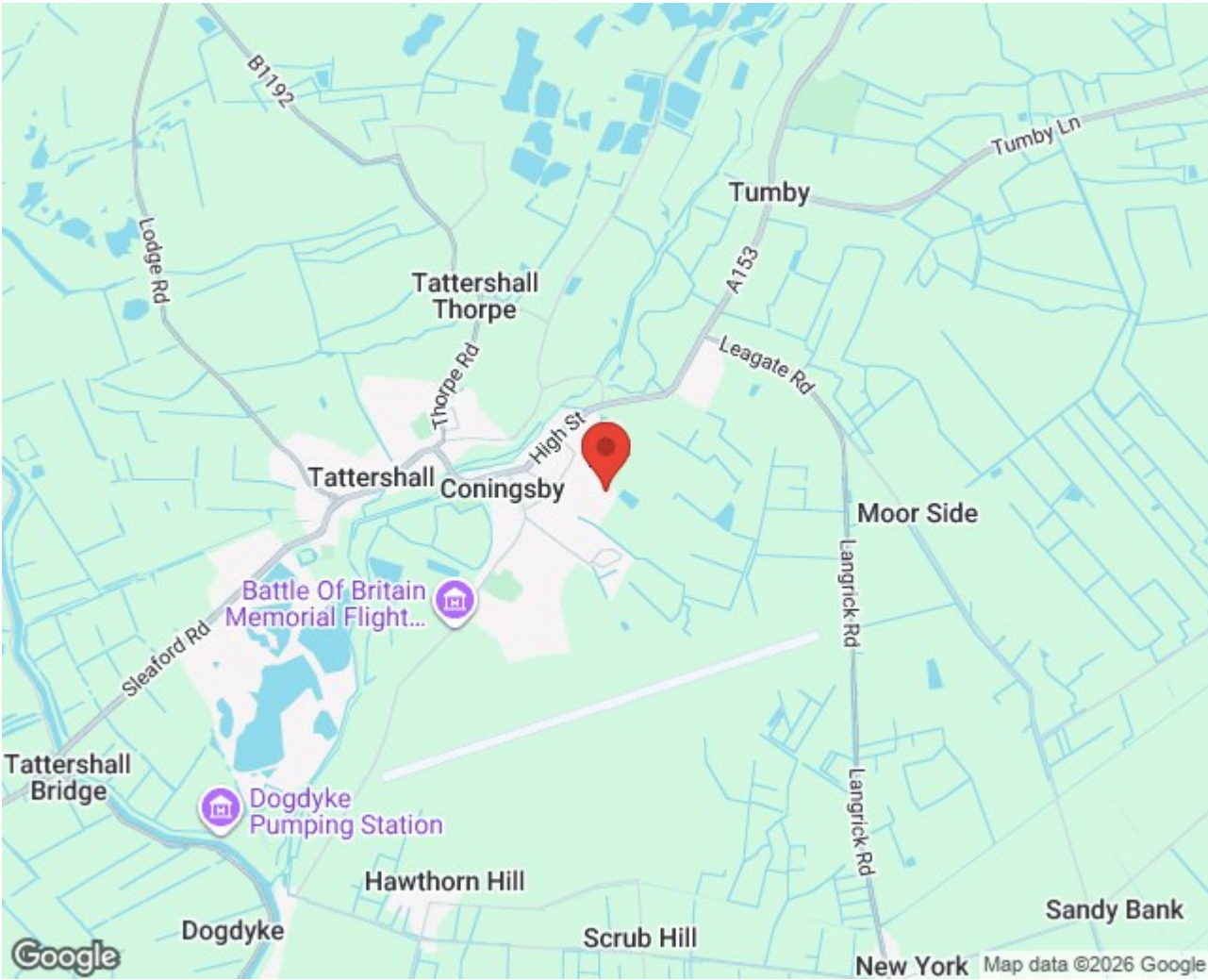


Garage

Floor area 27.8 sq.m. (299 sq.ft.)

Total floor area: 189.1 sq.m. (2,036 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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