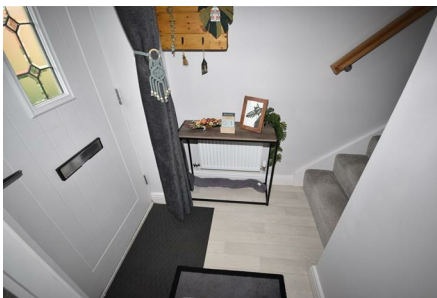


Hoplands Road, Coningsby, Lincoln, LN4 4UE



Asking Price £260,000 Freehold



Nestled in the charming area of Coningsby, Lincoln, this exquisite semi-detached house on Hoplands Road offers a modern living experience in a delightful setting. Built in 2021 by Chestnut Homes, this new build property spans an impressive 1,119 square feet and is designed over three spacious floors, providing ample room for families or those seeking extra space and includes parking for two vehicles.

The house features three generously sized double bedrooms, including a master bedroom located on the second floor, complete with its own ensuite shower room for added privacy and convenience. The thoughtful layout ensures that each room is filled with natural light, creating a warm and inviting atmosphere throughout. It has gas central heating with radiators to all rooms, UPVC double glazing producing an EPC of: B

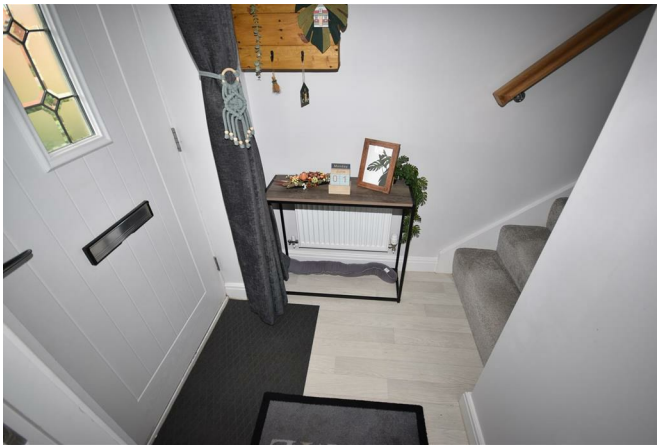
The location of this property is equally attractive, situated within a new housing development that offers a sense of community while being close to local amenities and transport links. Coningsby is known for its picturesque surroundings and friendly atmosphere, making it a wonderful place to call home.

In summary, this stunning three-storey townhouse on Hoplands Road presents a fantastic opportunity for those looking for a modern, spacious, and well-located home in Lincoln. With its contemporary design and practical features, it is sure to impress anyone seeking a comfortable and stylish living environment.

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.

Hall 10'8" x 2'9"



The property is entered through a composite upper glazed door with portico over into the hall which has; vinyl flooring, independent heating controls, smoke alarm, electrical consumer unit, pendant lighting, stairs to first floor landing, doors to ground floor WC and lounge.

Living Room 14'6" x 12'10"



Window to front elevation with radiator underneath, carpeted flooring, opening to kitchen/diner and two pendant lights,

Kitchen/Dining Room 10'5" x 16'2"



Having window to rear elevation, vinyl flooring, a range of modern grey coloured handleless kitchen units,

laminated worktop with matching up stands, one and half bowl stainless steel sink with mixer tap, single oven with integrated microwave above, integrated dishwasher, low-level fridge, and low-level freezer, four and gas hob with splash-back above and extractor hood, spot lighting in the ceiling, space and plumbing for washing machine, patio doors leading to the rear garden and the door leading to the under stairs WC, two

WC 5'10" x 2'9"



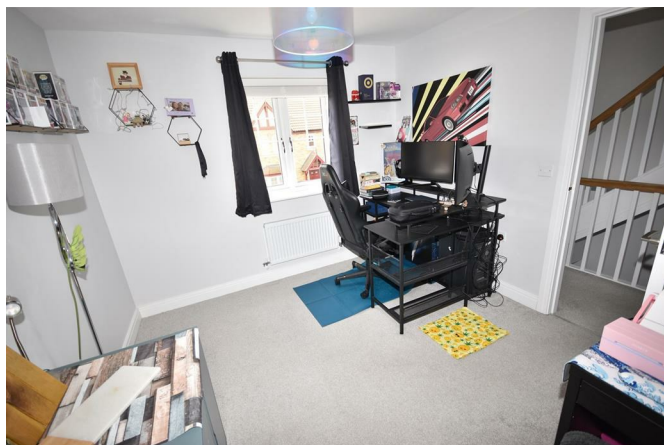
Having close coupled toilet, floating sink with mono-bloc mixer tap and splash-back tiling, vinyl flooring, on the wall is the fibre to the property internet connections and router.

Bedroom 2 13'5" x 9'9"



Window to rear elevation with radiator underneath, carpeted flooring, pendant lighting, double wardrobes with sliding mirrored doors.

Bedroom 3 11'0" x 9'9"



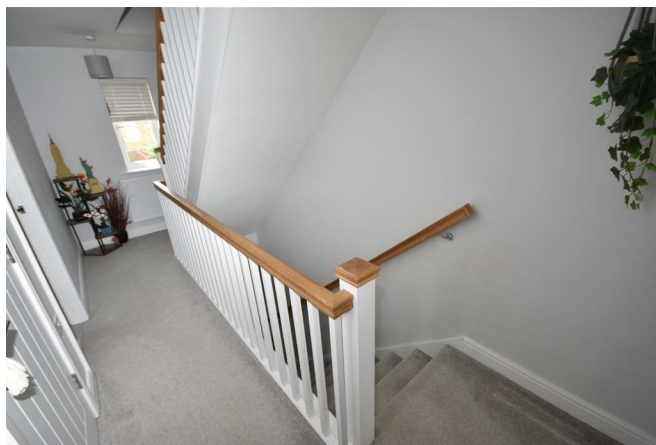
Window to the front elevation with radiator underneath, carpeted flooring, pendant lighting, space for double wardrobes. This room is currently used as an office.

Bathroom 5'6" x 6'1"



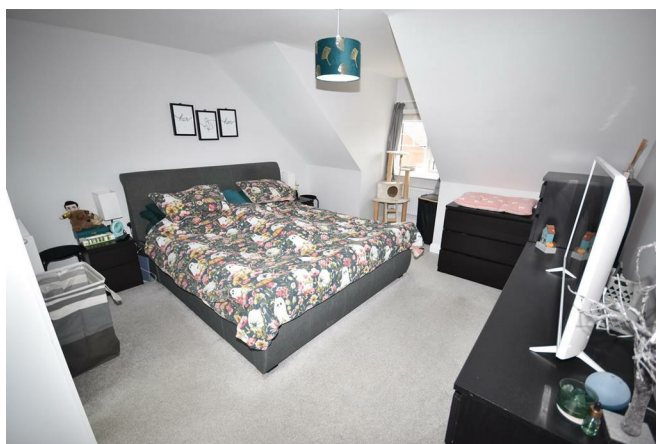
Window to rear with frosted glass, vinyl flooring, paneled bath with mixer tap, tiled enclosure with a bar mix shower over including shower screen, extractor above in the ceiling with enclosed light unit, toilet with a hidden cistern, sink with monochrome mixer tap and vanity unit underneath and a anti-fog illuminated mirror above.

1st Floor Landing 16'10" x 5'10"



Window to front elevation, having carpeted flooring, two storage cupboards, smoke alarm, doors to 2 bedrooms and family bathroom with independent heating controls for this floor.

Master Bedroom 6'7" x 12'8"



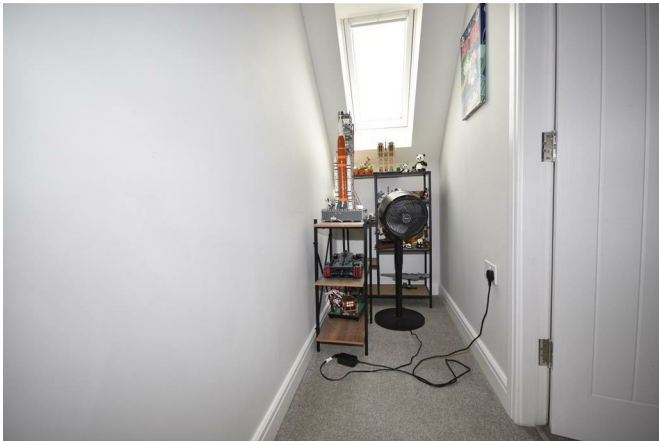
Dormer window to front elevation with radiator underneath, carpeted flooring, pendant lighting, and a very deep large wardrobe.

En-suite 6'2" x 8'3"



Having a Velux window, vinyl flooring, shower cubicle with bar mixer shower assembly with a fully tiled enclosure, extractor fan in the ceiling, toilet with hidden cistern, wash hand basin with vanity unit underneath for storage.

2nd Floor Landing 17'11" x 2'11"



Having Velux window at the top with carpeted flooring.

Outside



The rear garden is fully enclosed by fencing (the netting on the this will be removed), laid mainly to lawn with a patio and pathway leading to rear gate for bin access and the allocated tandem parking, the shed at the bottom of the garden will be included.

Service Charges

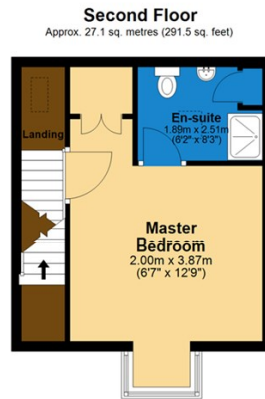
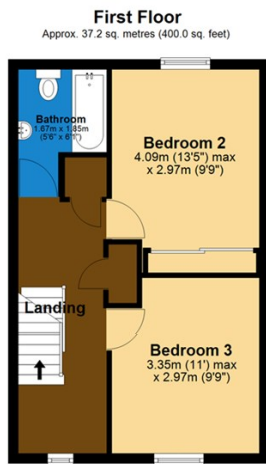
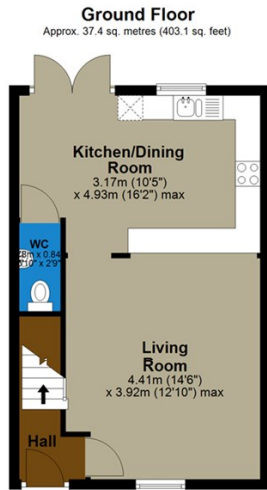
There is a service charge to HLM Property Management paid twice a year at present it is £82.09 every 6 months. The property carries the remainder of the 10 year NHBC Guarantee until 2032

Disclaimer 1

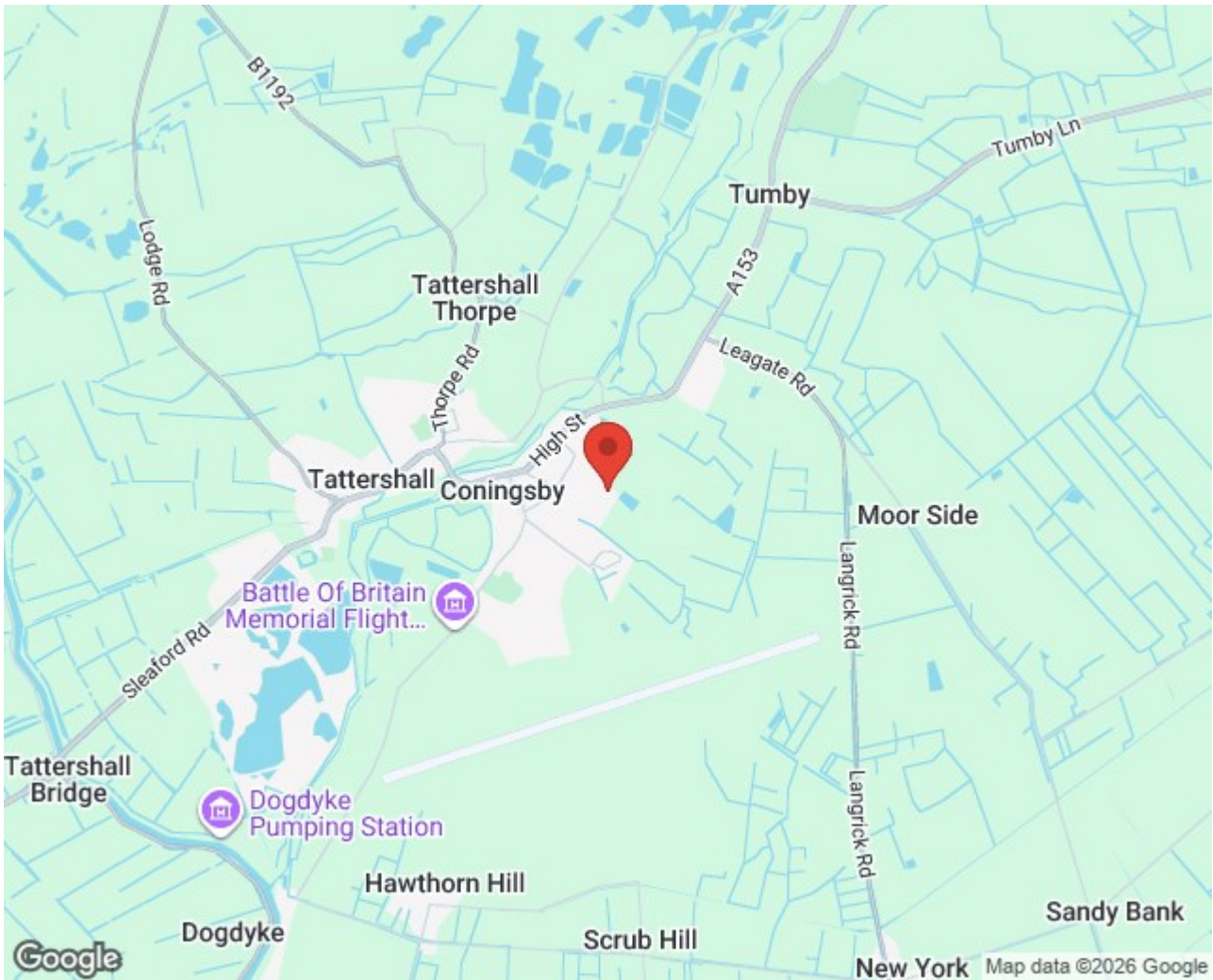
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Financial Services

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.



Total area: approx. 101.7 sq. metres (1094.6 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	