



Hoplands Road, Lincoln

£285,000 Freehold

A stunning "SHOW HOME" quality family home set within walking distance to the charming small town of Coningsby. This MODERN property is full of spacious reception rooms, enclosed rear garden, modern & stylish décor and offering storage galore!

Come and see for yourself!

Must Be Viewed! | SHOWHOME QUALITY PROPERTY!!! | SOUGHT AFTER LOCATION! | Modern Development | Close to amenities and Schools | Bathroom, W/C & Shower En-suite | Within Walking Distance to Town Centre | SINGLE GARAGE! |

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Plotway

This "SHOW HOME" style family home is LUXURY living at its finest! Basking and soaking in the natural light which works alongside the modern décor which will provide you with a sense of comfort and tranquillity not often found in many other homes. Not to mention having the added benefit of only one owner and only been built a mere two years ago.

Internal accommodation of the ground floor briefly comprises of entrance hall, downstairs W/C, living room and spacious kitchen diner with integrated appliances such as fridge-freezer, dishwasher as well as an electric oven with a gas hob.

To the first floor you will find three independent bedrooms, with the master benefiting from an en-suite shower room, as well as a three piece family bathroom.

Externally to the front you will find a border of shrubbery to showcase some colour at first glance as well as a private driveway and single garage.

To the rear you will find an enclosed laid to lawn garden which has a patio section which is perfect for those summer BBQ`s as well as providing a second and private access to the single garage from the side!

The property further benefits from Gas Central Heating.

The property is within walking distance to the charming town of Coningsby which offers amenities galore! Including various shops, takeaway`s, public houses, doctors, dentists as well as a primary and secondary school!

Coningsby is also well known for RAF Coningsby which is steeped in its rich local history. The base also plays host to the Battle of Britain Memorial Flight of the Spitfires, Hurricanes, a Lancaster and a Dakota!

Tenure: Freehold

Entrance hall

With built in storage

WC

w: 1.6m x l: 1.8m (w: 5' 3" x l: 5' 11")

Living Room

w: 3.4m x l: 6.9m (w: 11' 2" x l: 22' 8")

Maximum measurements

Kitchen/Diner

w: 3.4m x l: 6m (w: 11' 2" x l: 19' 8")

With built in storage

Landing

With built in storage

Bedroom 1

w: 4m x l: 5m (w: 13' 1" x l: 16' 5")

Maximum measurements - With en-suite shower room

En Suite Shower Room

w: 2.6m x l: 2.8m (w: 8' 6" x l: 9' 2")

Maximum measurements

Bedroom 2

w: 4.26m x l: 4.1m (w: 14' x l: 13' 5")

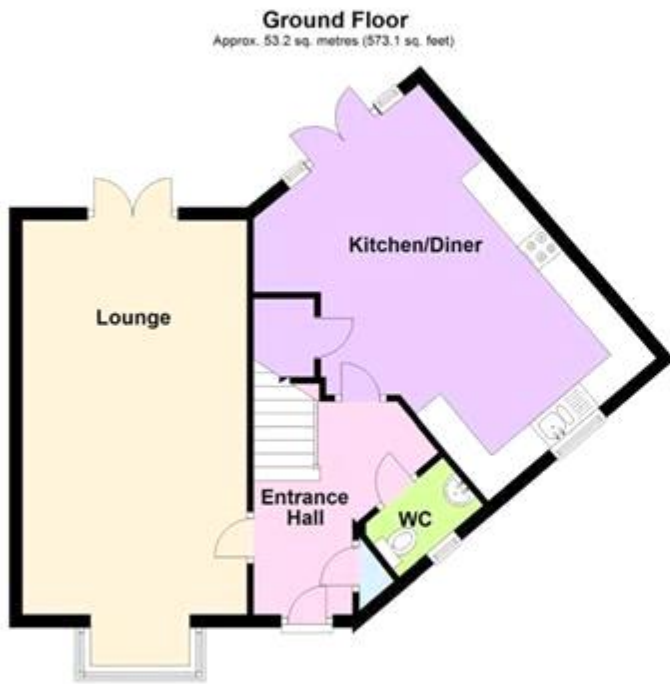
Maximum measurements

Bedroom 3



w: 2.3m x l: 2.5m (w: 7' 7" x l: 8' 2")





Total area: approx. 106.1 sq. metres (1142.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(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	

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

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.