

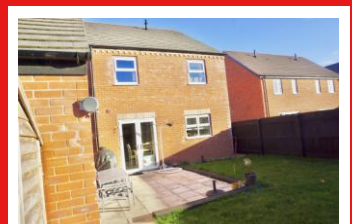
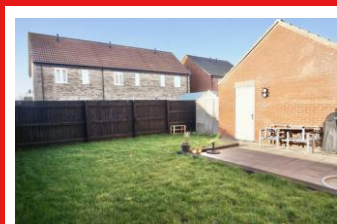


***33 Hoplands Road,
Coningsby, LN4 4UE
Asking Price Of £290,000***



- Modern Detached Family Home
- Much Sough After Location
- Spacious Lounge, Large Dining Kitchen
- 4 Bedrooms (1 en-suite)
- Garage, Off-Road Parking
- Enclosed South Facing Rear Garden

Walters are pleased to offer to the market, this spacious modern well presented and maintained detached four bedroom family home which has a large dining kitchen with large utility cupboard off and has the benefit of gas fired central heating, together with uPVC windows throughout. Set in convenient sized gardens with garage and off-road parking, the property is situated within this much sought after area of the village.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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RECEPTION HALL With staircase to the first floor with under stairs storage cupboard, radiator.

CLOAKROOM Having low level WC, vanity hand basin with cupboard under, radiator.

LOUNGE 18' 1" x 10' 6" (5.51m x 3.2m) Having two radiators, TV and telephone points.

DINING KITCHEN 19' 2" x 13' 3" (5.84m x 4.04m) Having 1½ bowl stainless steel single drainer sink unit and range of base cupboards and drawers under worktops with wall cupboards over with concealed lights. Zanussi fan assisted electric oven and grill with Zanussi microwave oven over, four ring induction hob with extractor fan and light over, integral fridge and separate freezer, integral dishwasher, small breakfast bar with double cupboards to either side, double cupboards over. Radiator, in-set ceiling lights, double doors leading into a **LARGE UTILITY CUPBOARD** with worktop with space and plumbing for washing machine under and space for tumble dryer, double wall cupboard and wall shelving.



FIRST FLOOR LANDING With radiator, access to the roof void and built-in airing cupboard housing the gas fired wall mounted combination boiler.

BEDROOM ONE 13' 3" x 9' 0" (4.04m x 2.74m) With radiator. **EN-SUITE SHOWER ROOM** 9' 1" x 4' 7" (2.77m x 1.4m) Having large walk-in shower cubicle, vanity hand basin with cupboard under and low level WC. Shaver point, heated towel rail and extractor fan.

BEDROOM TWO 11' 2" x 9' 1" (3.4m x 2.77m) Having radiator and built-in double wardrobe with sliding mirror doors.

BEDROOM THREE 9' 8" x 7' 4" (2.95m x 2.24m) With radiator.

BEDROOM FOUR 9' 8" x 7' 2" (2.95m x 2.18m) With radiator.

FAMILY BATHROOM 7' 3" x 6' 3" (2.21m x 1.91m) Having panelled bath with shower over with curtain and rail, vanity hand basin with cupboard under and low level WC. Part-tiled walls, radiator and extractor fan.

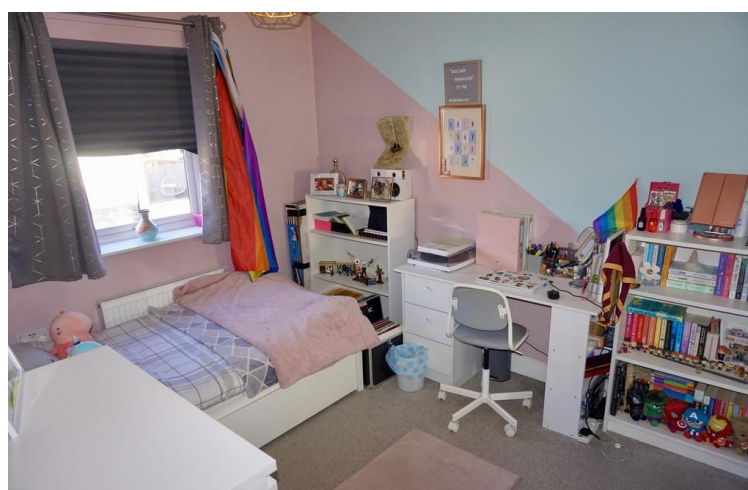
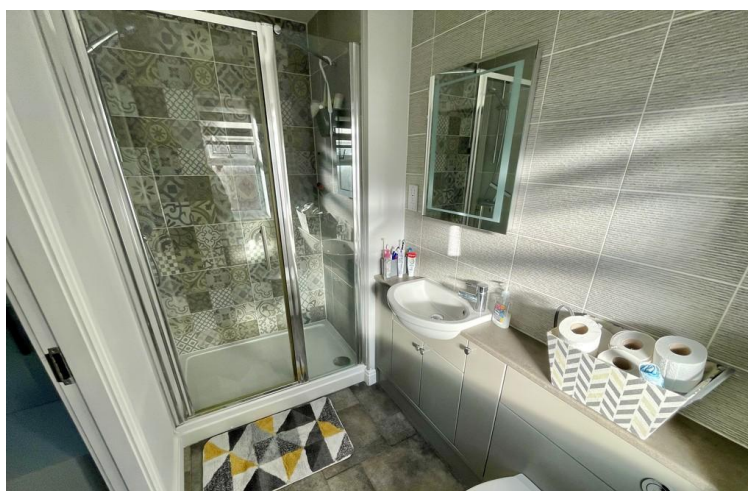
OUTSIDE - SINGLE GARAGE 16' 6" x 8' 8" (5.03m x 2.64m) Having up-and-over and side personal door and with power and light connected.

THE GARDENS The property is approached over a block paved driveway providing ample parking with small open plan lawn garden to the front. Gated access leads to a fully enclosed and private south facing garden with slabbed patio area and footpaths, lawn garden and a timber and felt garden **STORE SHED** on a concrete slabbed base.

OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band D. There is also a **SERVICE CHARGE** for the maintenance of the local area and amenity areas of approximately £150 per annum

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets and window blinds where fitted.



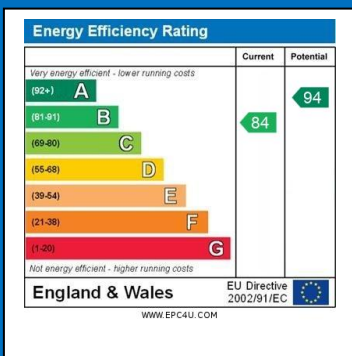


Floor plans are to show layout only and are not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.



MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.