

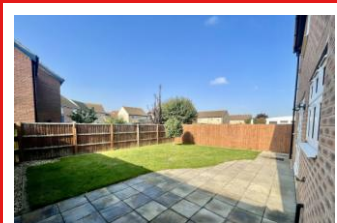


***25 Hoplands Road,  
Coningsby, LN4 4UE  
Asking Price Of £259,950***



- Modern Detached Family Home
- Beautifully Presented Throughout
- Well Appointed Dining Kitchen
- 3 Double Bedrooms (1 En-suite)
- Garage & Off Road Parking
- Gas Central Heating, uPVC Units

Offered to the market is this beautifully presented and maintained detached family three bedroom home, situated on this modern development within close proximity of all amenities and facilities. The property has gas fired central heating and uPVC units, and the Agent strongly recommends a viewing on this property to fully appreciate the accommodation on offer.



**Horncastle - 01507 526877 & Woodhall Spa - 01526 353185**

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**ENTRANCE HALL** Having staircase to the first floor, radiator, telephone point and laminate flooring.

**LOUNGE** 17' 0" x 10' 4" (5.18m x 3.15m) Having laminate flooring, two radiators, TV and telephone points.



**KITCHEN/DINER** 17' 7" x 8' 3" (5.36m x 2.51m) Having stainless steel 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over and concealed lights. Built-in fan assisted electric oven and grill, four ring gas hob with extractor fan and light over, integral fridge/freezer, built-in Zanussi microwave, integral dishwasher, radiator, inset ceiling lights, uPVC sealed double glazed double doors to the rear patio and garden.

**CLOAKROOM** With low level WC, hand basin, radiator, wall mirror and extractor fan.

**UTILITY ROOM** 7' 8" x 5' 2" (2.34m x 1.57m) Having worktops with base cupboard under with space and plumbing under for washing machine, radiator, side entrance door, door to garage, extractor fan, also housing the gas fired wall



mounted combination boiler.

**FIRST FLOOR LANDING** With built-in shelved storage cupboard and access to the roof void.

**BEDROOM ONE** 11' 4" x 10' 7" (3.45m x 3.23m) Having radiator, TV aerial point and built-in double wardrobe with sliding mirror doors.

**EN-SUITE SHOWER ROOM** Tiled corner shower cubicle with waterfall shower head, vanity hand basin with illuminated wall mirror over and low level WC. Shaver point, extractor fan and heated towel rail.

**BEDROOM TWO** 14' 0" x 7' 0" (4.27m x 2.13m) With radiator.

**BEDROOM THREE** 12' 9" x 8' 9" (3.89m x 2.67m) With radiator and built-in storage cupboard.

**BATHROOM** 8' 9" x 6' 4" (2.67m x 1.93m) Having panelled bath with shower over, waterfall shower head, folding screen, vanity hand basin, low level WC. Wall mirror, extractor fan and heated towel rail.

**OUTSIDE - GARAGE** 17' 0" x 8' 2" (5.18m x 2.49m) With up-and-over door, door to the utility room and with power and light connected.

**THE GARDENS** The property is approached over a block paved driveway with parking and open plan lawn garden. Gated access leads to the fully enclosed rear garden with patio area and lawns beyond. There is an outside cold water tap and lights to the property.

**OUTGOINGS** - The property is situated within the East Lindsey District Council and we are advised is in Property Band C.

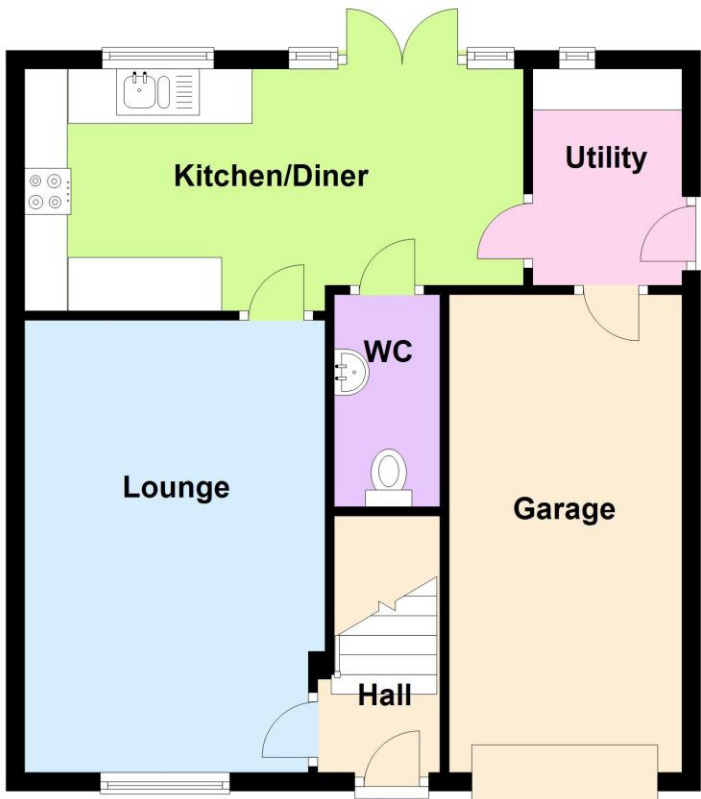
**POSSESSION** - Vacant possession will be given on completion.

**FIXTURES AND FITTINGS** - All those detailed are included in the sale as are the fitted carpets.

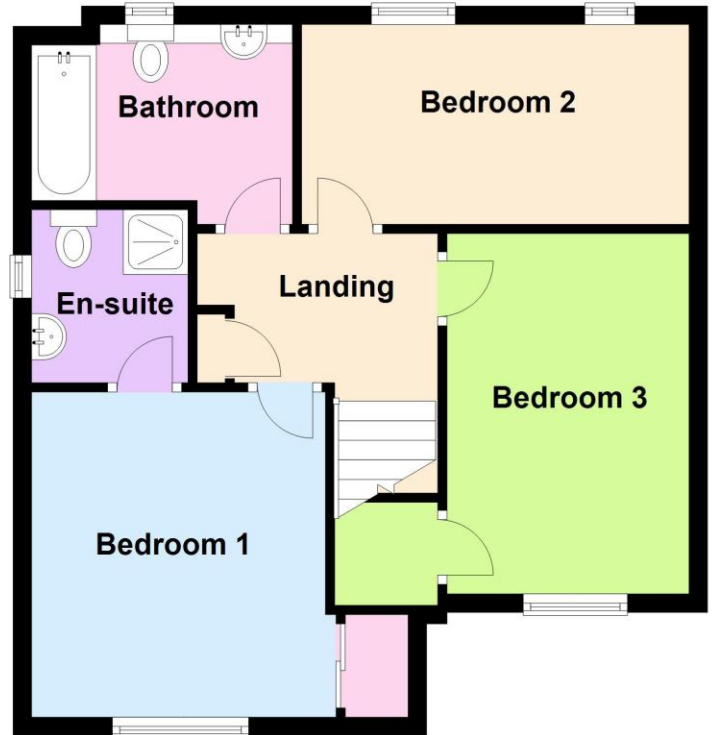
**VIEWING** - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.



## Ground Floor



## First Floor



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.

