



29 Caroline Road

Metheringham, Lincoln, LN4 3HF

£225,000

A spacious three bedroom detached bungalow in the popular and convenient village of Metheringham, with accommodation comprising of Hall, Lounge Diner, Kitchen/Breakfast Room, three double Bedrooms and a five piece Family Bathroom. The property has a driveway, single garage and landscaped front and rear gardens. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

Alarm system installed.

Cavity wall insulation.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold

VIEWINGS - By prior appointment through Mundys.

LOCATION

Metherringham is a larger than average village located between the historic Cathedral and University City of Lincoln and the Market Town of Sleaford. The village offers a range of local amenities including the Co-op and Nisa Food Stores, three public houses, a church, a primary school, an outdoor swimming pool, hairdressers, beauticians, a petrol station, a post office, a vet and food outlets including an Indian restaurant, fish and chip restaurants, a tearoom and various other takeaways. The village itself has good transport links, including a train station on the Lincoln to Sleaford line and a bus route.



ACCOMMODATION

HALL

With loft access point, storage cupboard, spotlights and radiator.

LOUNGE/DINER

20' 9" x 15' 6" (6.33m x 4.73m) With three double glazed windows to the front, side and rear aspects, feature fireplace and two radiators.

KITCHEN/BREAKFAST ROOM

20' 4" x 11' 10" (6.20m x 3.61m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, tiled splashbacks, eye level electric oven, microwave, hob with extractor fan, spaces for fridge, freezer and washing machine, door to rear garden, two double glazed windows to the rear aspect and radiator.

BEDROOM 1

11' 4" x 11' 1" (3.47m x 3.39m) With double glazed bow window to the front aspect, double wardrobe and radiator.

BEDROOM 2

12' 10" x 8' 10" (3.92m x 2.70m) With double glazed window to the front aspect, range of fitted bedroom furniture and radiator.

BEDROOM 3

11' 9" x 8' 6" (3.59m x 2.60m) With double glazed sliding door to the side aspect, double wardrobe and radiator.



BATHROOM

8' 5" x 8' 3" (2.59m x 2.54m) Fitted with a five piece suite comprising of shower cubicle, panelled bath, pedestal wash hand basin, close coupled WC and bidet, tiled walls, shaver point, radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a low maintenance garden and a block paved driveway providing off street parking and access to the single attached garage with a remote controlled garage door. To the rear of the property there is a landscaped and enclosed rear garden with mature shrubs.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

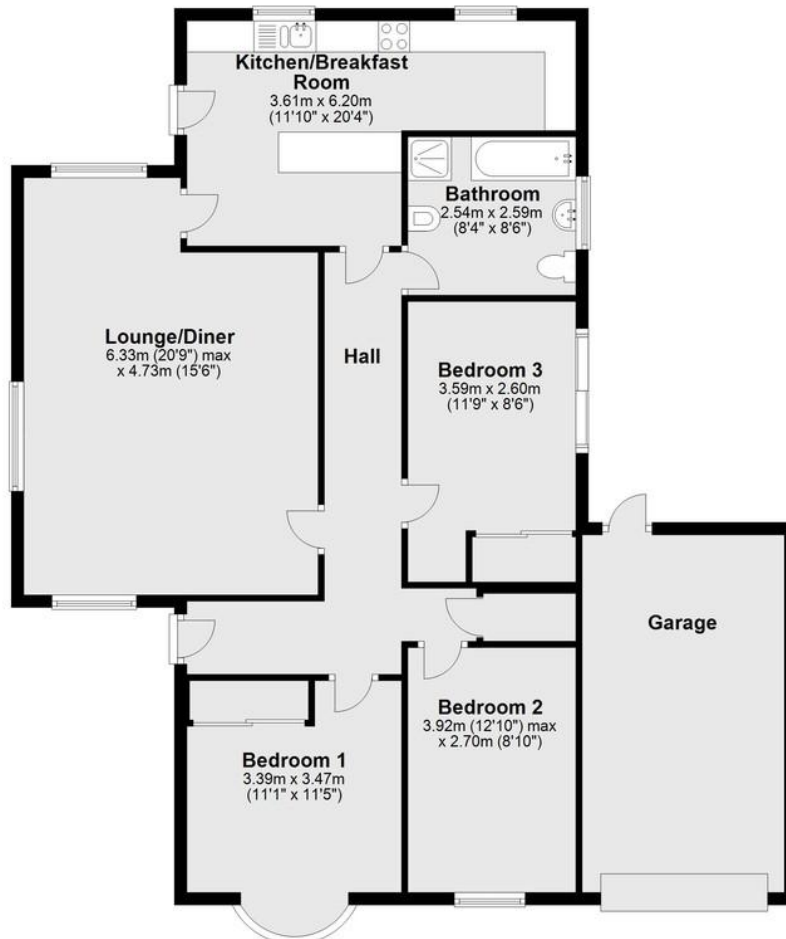
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Ground Floor

Approx. 119.3 sq. metres (1284.0 sq. feet)



Total area: approx. 119.3 sq. metres (1284.0 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

