



11a Lincoln Road

Metheringham, Lincoln, LN4 3EF

£350,000

A deceptively spacious four bedroom bungalow situated in a tucked away position, close to the heart of the village of Metheringham. The property has well-presented accommodation comprising of Hall, Lounge/Dining Room, modern Kitchen, Utility Room, four Double Bedrooms, Master En-Suite Shower Room and Family Bathroom. The property sits on a large plot with plenty of off-street parking and generous enclosed gardens to the side and rear aspects. Viewing of this property is essential to appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

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 airing cupboard, radiator and wood-effect flooring.

CLOAKS CUPBOARD

With hanging space and double glazed window to the front aspect.

LOUNGE/DINING ROOM

24' 9" (max)" x 12' 8" (max)" (7.54m x 3.86m), with two double glazed windows to the rear aspect, two sets of double glazed French doors to the side aspect, gas fire in feature fireplace, wood-effect flooring and two radiators.

KITCHEN/BREAKFAST ROOM

14' 1" x 12' 5" (max)" (4.31m x 3.78m), fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, integrated dishwasher, eye-level electric oven and microwave, gas hob with extractor fan over, spotlights, tiled splashbacks, tiled flooring, radiator and double glazed window to the side aspect.

UTILITY ROOM

4' 9" x 8' 11" (1.47m x 2.74m), with spaces for a washing machine and tumble dryer, tiled splashbacks, tiled flooring, door to the garden and double glazed window to the side aspect.

BEDROOM 1

14' 7" x 11' 5" (max)" (4.45m x 3.48m), with double glazed window to the front aspect and radiator.



EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle with electric shower, close coupled WC and wall-mounted wash hand basin, tiled splashbacks, tiled flooring, spotlights, radiator and double glazed window to the rear aspect.

BEDROOM 2

10' 11" x 9' 0" (3.34m x 2.75m), with double glazed window to the rear aspect, laminate flooring and radiator.



BEDROOM 3

12' 4" x 8' 0" (3.76m x 2.46m), with double glazed window to the side aspect, laminate flooring and radiator.

BEDROOM 4

16' 8" x 8' 10" (5.10m x 2.71m), with double glazed window to the side aspect and radiator.



BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, tiled splashbacks, spotlights, chrome towel radiator and double glazed window to the rear aspect.

OUTSIDE

The property sits in a tucked away position down a long gravelled driveway, providing off-street parking for multiple vehicles. To the rear of the property there is a deceptively large enclosed garden laid mainly to lawn with decked seating areas, shed and workshop shed.



WEBSITE

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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.

Claverings 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.

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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 roughly checked.

GENERAL

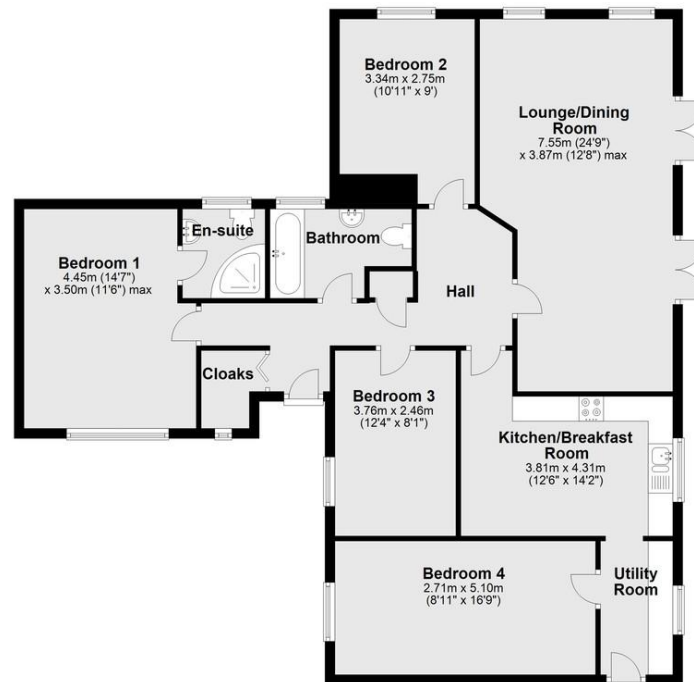
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Ground Floor

Approx. 116.3 sq. metres (1251.8 sq. feet)



Total area: approx. 116.3 sq. metres (1251.8 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 are 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.

