



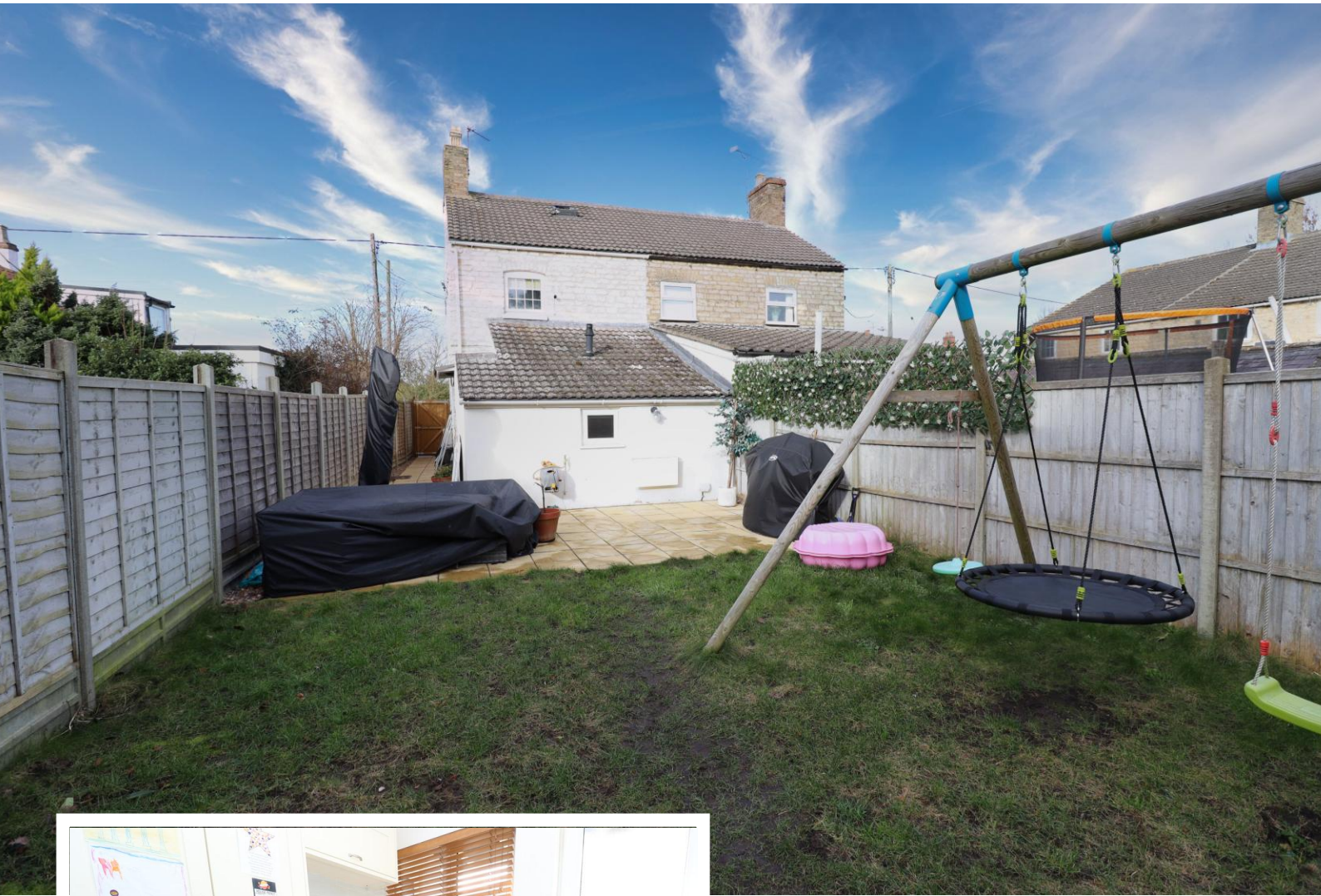
3 Lincoln Road

Metheringham, Lincoln, LN4 3EF

£175,000

Situated in the centre of the village of Metheringham, in between the Cathedral City of Lincoln and Market Town of Sleaford. The property has immaculate accommodation to briefly comprise of Lounge, Dining Room, fitted Kitchen, Utility Area, modern Bathroom and a First Floor Landing leading to two double Bedrooms. The property further benefits from a generous enclosed rear garden. Viewing is highly recommended. The property is being sold with the added benefit of No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – A

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 to include the Co-op and Nisa Food Stores, public houses, a church, a primary school, a vet, food outlets including an Indian restaurant, a fish and chip restaurant 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

LOUNGE

12' 7" x 10' 11" (3.84m x 3.33m) With double glazed window to the front aspect and radiator.

DINING ROOM

13' 1" x 8' 6" (4.00m x 2.60m) With double glazed window to the front aspect, understairs storage cupboard and radiator.

KITCHEN

11' 0" x 7' 3" (3.37m x 2.23m) Fitted with a range of wall and base units with work surfaces over, ceramic 1½ bowl sink with side drainer and mixer tap over, integrated washing machine, dishwasher, microwave, electric oven and gas hob with extractor fan over, tiled flooring, tiled splashbacks, radiator and double glazed window to the side aspect.

UTILITY AREA

Fitted base units with work surfaces over, spotlights, tiled flooring and splashbacks.

BATHROOM

8' 2" x 5' 10" (2.50m x 1.80m) Fitted with a three piece suite comprising of panelled bath with shower attachment, close coupled WC and wash hand basin in a vanity unit, tiled flooring and splashbacks, chrome towel radiator, spotlights and double glazed windows to the front and rear aspects.

FIRST FLOOR LANDING

With staircase to loft space.

BEDROOM 1

12' 9" x 8' 7" (3.90m x 2.62m) With fitted double wardrobe with mirror fronted sliding doors, double glazed window to the front aspect and radiator.

BEDROOM 2

9' 7" x 8' 5" (2.93m x 2.59m) With double glazed window to the rear aspect and radiator.

OUTSIDE

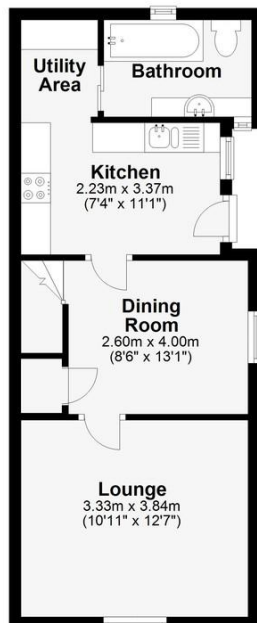
To the front of the property there is an enclosed paved garden. To the rear there is an enclosed garden laid mainly to lawn with a patio seating area and shed.

NOTE- Please note that photographs used in the marketing of this property were taken in 2024.

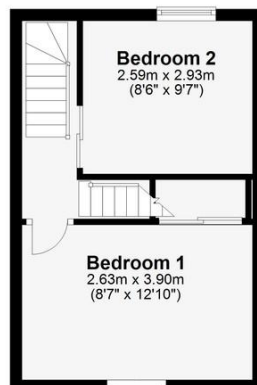




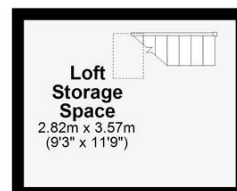
Ground Floor
Approx. 40.6 sq. metres (437.5 sq. feet)



First Floor
Approx. 23.8 sq. metres (256.7 sq. feet)



Second Floor
Approx. 10.1 sq. metres (108.4 sq. feet)



Total area: approx. 74.6 sq. metres (802.6 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Calum Lyman 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.

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

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessor) for whom they act as Agents give notice that:

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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advice or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

