



39 Paddock Lane

Metheringham, Lincoln, LN4 3YG



Book a Viewing!

£229,950

Situated on the edge of the popular modern Shiregate development within the desirable village of Metheringham. This well-presented Three Bedroom Detached House with open field views to the rear has accommodation briefly comprising of Hall, Cloakroom/WC, Lounge, Dining Room, Kitchen and a First Floor Landing leading to Three Bedrooms, Master with En-suite Shower Room and a Family Bathroom. Outside there are front and rear gardens, a driveway and a single garage. The property is being sold with no onward chain. Viewing is highly recommended.





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.



HALL

With laminate flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, tiled splashbacks, radiator and double glazed window to the front aspect.

LOUNGE

14' 4" x 13' 8" (4.38m x 4.18m) With staircase to the first floor, double glazed window to the front aspect, laminate flooring and radiator.

DINING ROOM

10' 9" x 7' 6" (3.28m x 2.30m) With double glazed sliding patio door onto the rear garden, laminate flooring and radiator.



KITCHEN

11' 10" x 7' 6" (3.62m x 2.30m) Fitted with a range of wall and base units with work surfaces over, electric oven and gas hob with extractor fan, stainless steel 1½ bowl sink with side drainer and mixer tap over, spaces for fridge and washing machine, tiled flooring and splashbacks, radiator, door to the garden and double glazed window to the rear aspect.

FIRST FLOOR LANDING

With airing cupboard housing the gas fired central heating boiler.

BEDROOM 1

11' 0" x 10' 1" (3.37m x 3.09m) With double glazed window to the front aspect, built-in wardrobe and radiator.



EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wall mounted wash hand basin and close coupled WC, part tiled walls, radiator and double glazed window to the side aspect.

BEDROOM 2

11' 11" x 8' 8" (3.65m x 2.66m) With double glazed window to the front aspect and radiator.

BEDROOM 3

9' 3" x 7' 10" (2.82m x 2.40m) With built-in wardrobe, double glazed window with open field views to the rear 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, part tiled walls, chrome towel radiator and double glazed window to the rear aspect.

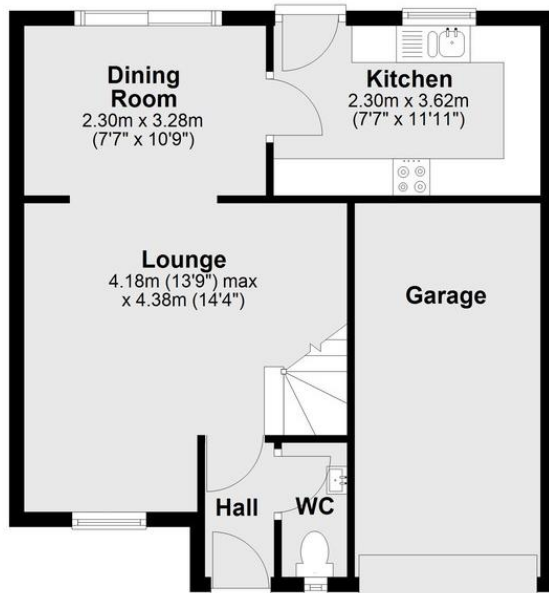
OUTSIDE

To the front of the property there is a lawned garden, a driveway providing off street parking and access to the garage. The single garage has an up and over door to the front, light and power. To the rear there is an enclosed rear garden laid mainly to lawn with patio seating area.



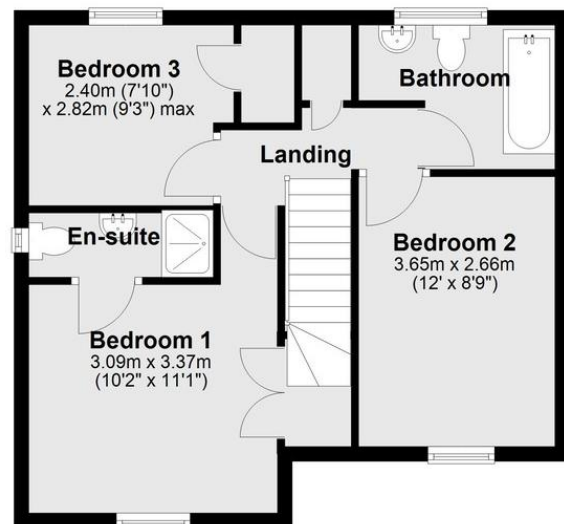
Ground Floor

Approx. 50.0 sq. metres (537.9 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.9 sq. feet)



Total area: approx. 94.1 sq. metres (1012.8 sq. feet)

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.



WEBSITE

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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 (Lessors) 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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