



## 78 Princes Street

Metheringham, Lincoln, LN4 3DE



Book a Viewing!

**£175,000**

A Two Bedroom Semi Detached Bungalow situated on a generous non-estate plot in the village of Metheringham, in between Lincoln and Sleaford. The property has well-presented internal accommodation comprising of Lounge, Dining Room, Kitchen, Pantry, two Double Bedrooms and a four piece Bathroom. Outside there is a long driveway providing off-street parking and access to a detached Single Garage. There are generous non-estate gardens to the front and rear. Viewing of this property is highly recommended.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — to follow.

**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 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.







#### LOUNGE

16' 0" x 12' 0" (4.88m x 3.67m) With main entrance door, double glazed window to the front aspect, gas fire set within a feature fireplace and two radiators.

#### DINING ROOM

12' 7" x 8' 9" (3.85m x 2.68m) With two storage cupboards.

#### KITCHEN

14' 9" x 7' 3" (4.51m x 2.22m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps over, spaces for cooker, washing machine and fridge freezer, two double glazed windows to the rear aspect and door to the rear garden.



#### PANTRY

With storage shelving.

#### BEDROOM 1

10' 3" x 10' 1" (3.13m x 3.09m) With double glazed window to the front aspect and radiator.

#### BEDROOM 2

10' 3" x 8' 3" (3.14m x 2.53m) With double glazed window to the side aspect, wall mounted gas fired central heating boiler and radiator.

#### BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the side aspect.



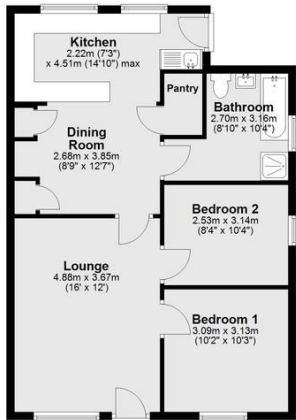
#### OUTSIDE

The property sits on a generous non-estate plot. To the front there is a lawned garden with mature shrubs and a long side driveway providing off street parking for multiple vehicles and access to the garage. The single detached garage has up and over door to the front, side personnel door, window to the rear, light and power. To the rear of the property there is a large garden laid mainly to lawn with a patio seating area, mature shrubs, shed, summer house and views of Metheringham Windmill.

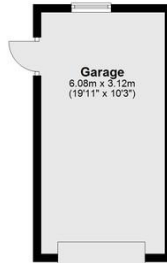




**Ground Floor**  
Approx. 82.3 sq. metres (886.3 sq. feet)



Total area: approx. 82.3 sq. metres (886.3 sq. feet)



#### WEBSITE

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#### SELLING YOUR HOME – HOW TO GO ABOUT IT

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#### 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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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.

