



22 Drury Street  
Metherringham

MOUNT & MINSTER



- Stone cottage
- Popular village location
  - Secluded garden
  - Conservatory
  - Living room
- Four bedrooms
  - En-suite
  - Bathroom
- Garage/Workshop



MOUNT & MINSTER

## INTRODUCTION

This delightful stone cottage is located within the conservation area of the popular village of Metheringham, the accommodation briefly comprises entrance hall, conservatory, living room with stunning exposed beamwork and fireplace with an open working fire, kitchen, four bedrooms, en-suite and bathroom. The property further benefits from a garage/workshop that has the potential to incorporate into additional living space if so desired, along with the benefit of having been re-pointed internally and to the rear.

The primary garden is laid to lawn with a wooden summerhouse which can be accessed via the conservatory, There is also added benefit of a secondary secluded garden with a summer house and seating area.

## LOCATION

The village of Metheringham is a very conveniently located village, a mere 9 miles south of the Cathedral City of Lincoln, 11 miles north of Sleaford and 9 miles west of Woodall Spa. It is very well serviced with a primary school, cafe, supermarket, butchers, an outdoor swimming pool open to the public, a number of Public Houses, fish and chip shop, convenience store, gift shop, bank, post office, pharmacy, pizzeria, hardware store, petrol station and a rail station with a train connecting with Lincoln, Sleaford and Peterborough with access to Kings Cross London within two hours. The village also benefits from a regular bus service, and road links are also good with the A15 and the A17 nearby, and the A1 about a 30 minute drive. The village is also in the catchment area for the nearby secondary schools including Sleaford Grammar.

## ACCOMMODATION

### Entrance porch

Tiled flooring, storage cupboard housing space and plumbing for washing machine and tumble dryer.

### Conservatory

Wooden laminate flooring, exposed stonework, radiator x 2, access to garden.

### Downstairs wc

Tiled flooring, radiator, low level WC, wall mounted sink, window to rear, built in storage cupboard, ceiling light.

### Lounge

Carpet, windows to front, fireplace with wooden surround and tiled hearth, exposed beamwork, ceiling light, built in cabinetry, windows looking into conservatory, stairs rising to first floor landing.





**Kitchen**

Tiled flooring, range of wall and base units, tiled splashbacks, exposed beamwork, window to front and rear, double Belfast sink, wooden wood surfaces, built in oven, five ring gas hob with extractor over, space for a double fridge freezer, breakfast bar, space and plumbing for dishwasher.

**Garage/Workshop**

Exposed stonework which has been newly repointed with Lime mortar, window to rear, power and light. Potential to convert into additional living accommodation if desired.

**First floor landing**

Carpet, two windows to front, radiator, ceiling light, airing cupboard housing boiler.

**Bathroom**

Lino flooring, window to rear, pedestal wash hand basin, low level WC, bath with shower attachment over, radiator, feature wooden paneling, ceiling light.

**Bedroom one**

Exposed stonework, window to front ,carpet, radiator, ceiling light.

**Bedroom two**

Wooden effect lino flooring, window to rear, radiator, ceiling light.

**Bedroom three**

Velux window, wooden flooring, ceiling light, feature fireplace with tiled hearth.

**Bedroom four**

Exposed stonework, window to front, ceiling light, radiator, wardrobe space.

**En-suite**

Tiled effect lino flooring, pedestal wash hand basin, velux window, low level WC, feature wooden paneling, shower cubicle with mains shower attachment over.

**OUTSIDE**

The lower garden is primarily laid to lawn with raised planted beds, wooden summerhouse, outside tap and power point The secluded upper garden is primarily laid to lawn with a graveled seating area ideal for alfresco dining, summerhouse and greenhouse. The gardens are well stocked with a variety of perennials and edibles including various herbs, raspberry bushes and figs.



**METHOD OF SALE**

Freehold with vacant possession on completion.

**COUNCIL TAX BAND**

Band: B  
North Kesteven District Council

**ENERGY PERFORMANCE CERTIFICATE**

Rating: E

**SERVICES**

All mains services available. Gas central heating.

**VIEWINGS**

By prior arrangement with the Sole Selling Agents (01522 716204).

**PARTICULARS**

Drafted following clients' instructions of May 2024.

**ADDITIONAL INFORMATION**

For further details, please contact Ellen Norris at Mount & Minster:

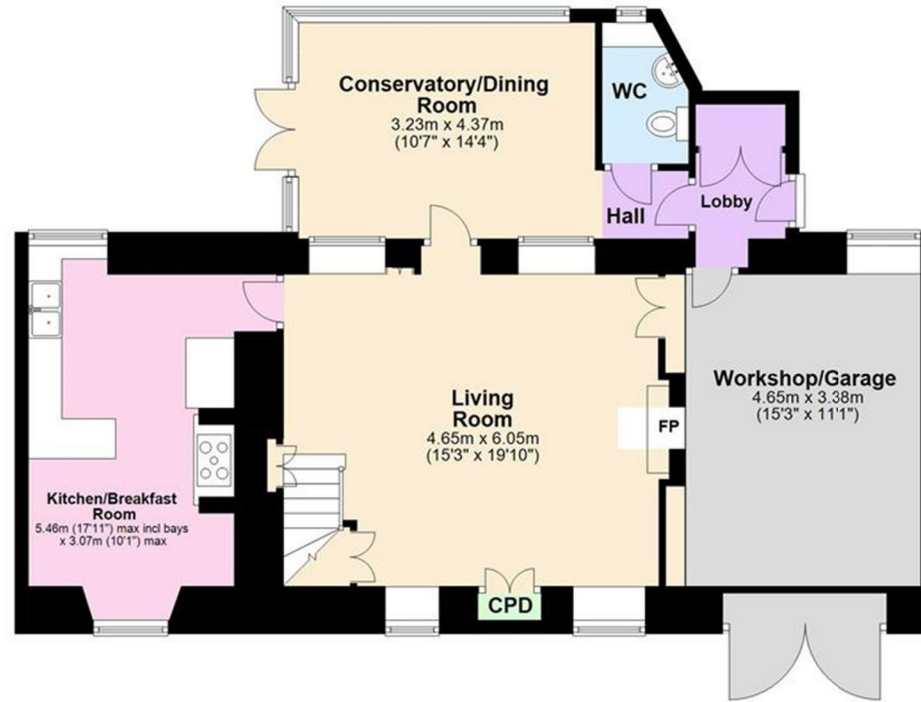
T: 01522 716204  
E: Ellen@mountandminster.co.uk

**BUYER IDENTITY CHECKS**

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



**Ground Floor**  
Approx. 112.0 sq. metres (1205.0 sq. feet)



**First Floor**  
Approx. 60.4 sq. metres (650.5 sq. feet)



Total area: approx. 172.4 sq. metres (1855.6 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE. ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.  
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