

***LIME TREE AVENUE,
METHERINGHAM, LN4 3AB***



£270,000

A rare opportunity to purchase a much larger than average Four Bedroom Semi Detached House set within grounds of approx. 0.16 acres. The property is situated in a small cul-de-sac within walking distance of the village centre and the well maintained accommodation benefits from Gas Central Heating and Double Glazing. It is rare to find a property with gardens of this size within this popular village. The full accommodation comprises Hall, Lounge, Re-Fitted Kitchen, Separate Dining Room, Ground Floor Cloakroom, Four Good Sized Bedrooms and Shower Room. There is Ample Parking to the front of the property and the rear garden has a former external W.C.

Directions:

Travelling from Sleaford and Ruskington on the B118, upon reaching Metheringham turn right into Princes Street. Continue to the centre of the village and turn left into High Street. Take the second turning on the right into Fen Road and turn left into Lime Tree Avenue. The property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed door provides access to the Hall having radiator.

Lounge: 5.59m (18'4") x 3.38m (11'1")

Having wood burning stove and two radiators.

Dining Room: 3.81m (12'6") x 2.84m (9'4")

Having picture rail and radiator.

Cloakroom:

Having pedestal hand washbasin, low level w.c, chrome towel radiator and tiled splashbacks.

Kitchen: 4.04m (13'3") x 2.54m (8'4")

Having a range of wall and base units with worktop over, eye level double oven, five ring inset gas hob, cooker hood, 1½ bowl single drainer inset sink with monobloc tap, tiled floor, integrated fridge freezer, washing machine, double glazed rear entrance door and tiled splashbacks.

Stairs from the hall provide access to the First Floor Landing having loft access.

Bedroom 1: 4.78m (15'8") x 2.87m (9'5")

Having radiator and picture rail.

Bedroom 2: 3.84m (12'7") narrowing to 3.20m (10'6") x 2.54m (8'4")

Having radiator.

Bedroom 3: 3.45m (11'4") x 2.87m (9'5")

Having radiator.

Bedroom 4: 2.90m (9'6") x 2.64m (8'8")

Having radiator and picture rail.

Shower Room:

Having separate double shower cubicle with electric shower unit, pedestal hand washbasin with mixer tap, low level w.c, airing cupboard housing the boiler and chrome towel radiator.

Outside:

The garden to the front of the property is laid to lawn with a tarmac drive and further gravelled parking area continuing alongside the house. A gate provides access to the **Extensive Walled Garden** which is mostly laid to lawn with a gravelled seating area, a further gravelled seating area adjacent to the property, a brick built former w.c and a further brick built barbecue.



Lounge



Dining Room



Kitchen

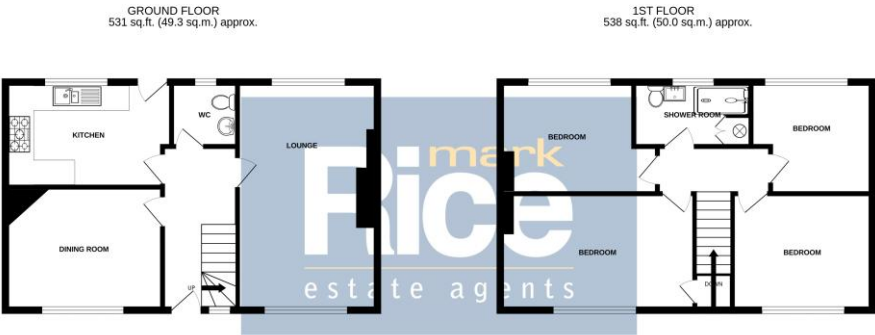


Further Aspect



Bedroom 1

Council Tax Band A.



TOTAL FLOOR AREA: 1069 sq. ft. (99.3 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom 2



Bedroom 3



Bedroom 4



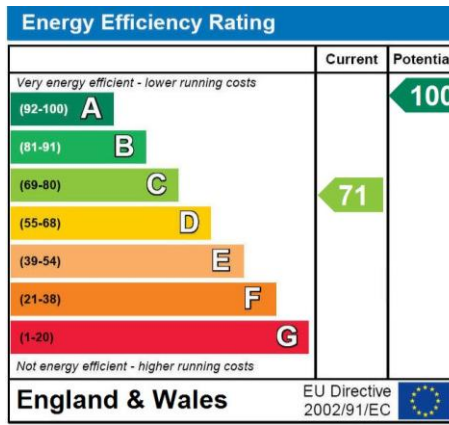
Shower Room



Rear Garden



Further Garden Photos



Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 03/09/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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