



King & Co.

24 LINCOLN ROAD,  
METHERINGHAM, LN4 3EE  
£165,000





#### **INFORMATION**

No chain  
 Freehold  
 Gas central heating  
 Epc rating - D  
 Council tax band - A  
 Local authority - North Kesteven District Council  
 Construction - solid brick  
 Parking - on street

#### **ENTRANCE LOBBY**

Having stairs rising to first floor and door to;



#### **LOUNGE**

12' 5" x 10' 9" (3.79m x 3.3m) With UPVC vertical sash window to front elevation, electric fire inset to surround with mantle and hearth, 4 ceiling down lighters, radiator, carpet and door to

#### **DINING ROOM**

11' 5" x 8' 11" (3.5m x 2.73m) Chimney breast to part of one wall with fitted storage cupboard to one side, under stairs walk-in storage cupboard, window to rear elevation, half wall wood panelling and fitted carpet.



### **KITCHEN**

7' 10" x 5' 4" (2.39m x 1.65m) Offering stainless steel sink and drainer unit inset to work surface with cupboard and space below for washing machine while the work surface continues along the neighbouring wall with free standing Zanussi oven adjacent.

Also with, further units to eye level, UPVC door to side elevation leading out to the rear garden, appropriate wall tiling, radiator, quarry tiled flooring and access to loft space.



### **WC**

Recently installed, it offers close couple WC, sink inset to work surface with storage cupboard adjacent. Also with, tiled flooring, appropriate splash back wall tiling, window to rear elevation and wall hung Ideal gas fired central heating boiler.

### **LANDING**

With access to loft space and carpet.

### **BEDROOM 1**

12' 4" x 10' 10" (3.78m x 3.31m) Newly installed window to front elevation, coving, over stairs wardrobe with hanging rail and shelving, radiator and carpet



### **BEDROOM 2**

8' 11" x 8' 11" (2.72m x 2.72m) Window to rear elevation, fitted storage cupboard to part of one wall, radiator and carpet.

### **BATHROOM**

6' 5" x 5' 4" (1.98m x 1.64m) Panelled bath with wall hung Triton electric shower over, pedestal wash hand basin, close couple wc, appropriate wall tiling, coving, radiator and exposed timber floor boards.



### **OUTSIDE**

This attractive period home is situated on Lincoln Road within this popular and well served village. Having a concrete pathway which allows access to the front of the property and also continues down to the rear which, via timber gate, continues to the rear garden. Being majority laid to grass with fencing and mature shrubs to boundaries.

## TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

## VIEWING

Strictly by prior appointment through the Agents office on 01522 525255

## ANTI MONEY LAUNDERING

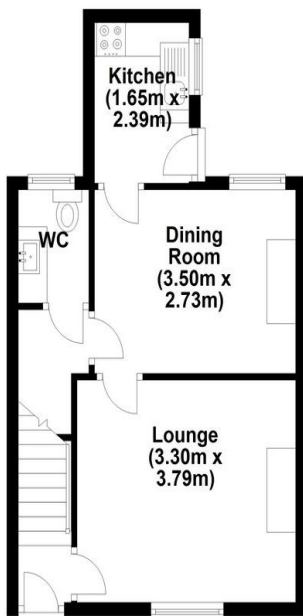
King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

## SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

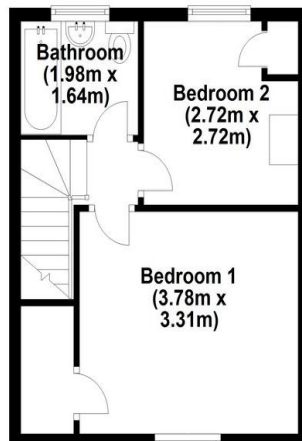
### Ground Floor

Approx. 33.7 sq. metres (363.2 sq. feet)



### First Floor

Approx. 29.7 sq. metres (319.2 sq. feet)



Total area: approx. 63.4 sq. metres (682.5 sq. feet)

The marketing plan/s shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	