



57 Alfred Avenue
Metheringham, Lincoln

BROWN & CO JH Walter



57 Alfred Avenue, Metheringham, Lincoln, LN4 3EJ

An excellently presented, spacious semi-detached house situated in the much sought after and well served village of Metheringham.

The property comprises of an entrance hall, living/dining room, kitchen, conservatory and WC to the ground floor, along with three bedrooms and shower room to the first floor.

Outside to the front is a driveway providing parking for several vehicles, garage with storage above and bar. To the rear is a beautifully landscaped garden with paved patio areas, lawn, summerhouse, greenhouse and shed. The property also benefits from solar panels and for more information on this please speak to the selling agent.



DESCRIPTION

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor, storage cupboard, radiator.

Living / Dining Room

Double glazed windows to front and rear, entrance door to rear, electric fire, two radiators.

Kitchen

Double glazed window to side, one and a half drainer sink, worktops, matching base and eye level storage units, integrated oven, hob and microwave, extractor, fridge freezer and dishwasher, tiled splash backs, radiator.

Conservatory

French doors opening to rear garden, tiled floor.

WC

Double glazed window to side, WC.

First Floor

Landing

Double glazed window to side, airing cupboard, radiator.

Bedroom One

Double glazed windows to front, built in wardrobe, radiator.

Bedroom Two

Double glazed windows to rear, loft access, radiator.

Bedroom Three

Double glazed windows to front, built in cupboard, radiator.

Shower Room

Double glazed window to rear, vanity wash basin, WC, corner shower cubicle, heated towel rail.

Outside

To the front is a driveway providing ample off street parking which leads to a garage which has been converted into a garage store and bar with storage to the first floor.

The rear garden is beautifully presented and consists of a paved patio areas, lawn, decorative shrubs and borders, summerhouse, green house and shed.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band A

MOBILE

We understand from the Ofcom website there is good mobile coverage from EE, O2 and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 100 Mbps and an upload speed of 17 Mbps



BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter 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. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT'S NOTE

We understand the property is of a steel frame construction so mortgage lending may be restricted.

AGENT

James Drabble
01522 504304
lincolncitycentre@brown-co.com

Energy performance certificate (EPC)

57 Alfred Avenue Metheringham LINCOLN LN4 3EJ	Energy rating B	Valid until: 25 March 2034
		Certificate number: 0380-2996-9370-2324-1615

Property type	Semi-detached house
Total floor area	84 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

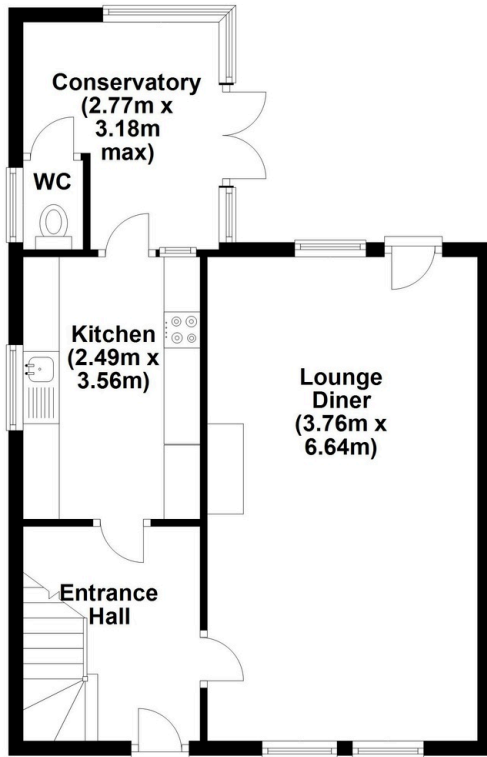
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approx. 51.0 sq. metres (549.4 sq. feet)

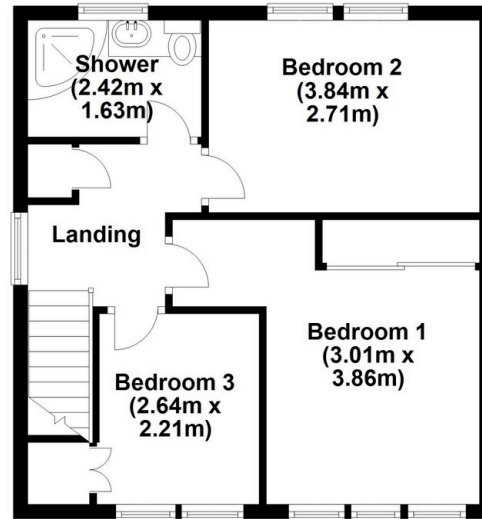


Total area: approx. 93.0 sq. metres (1001.0 sq. feet)

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

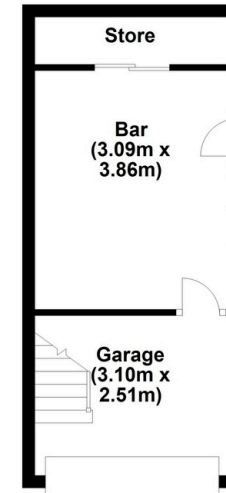
First Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



Ground Floor

Approx. 22.9 sq. metres (246.0 sq. feet)

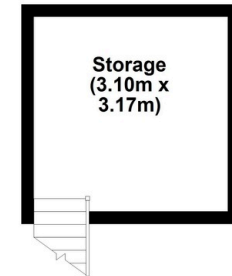


Total area: approx. 32.5 sq. metres (350.3 sq. feet)

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

First Floor

Approx. 9.7 sq. metres (104.4 sq. feet)



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&CoJHWalter

5 Oakwood Road, Lincoln, LN6 3LH

T 01522 504 304

E lincolncitycentre@brown-co.com

BROWN & CO JHWalter

Property and Business Consultants