



the agent



43 High Street, Metherringham, Lincoln, LN4 3DZ

£367,500

- Located in the Heart of Metherringham
- Two Large Receptions, Office, Kitchen & Utility
- Walking Distance to Village Primary School
- Viewing Essential to Appreciate the Size of Accommodation
- Deceptively Large Accommodation
- Private Enclosed Rear Garden & Ample Parking
- Short Walk to Train Station
- 4 Bedrooms, Bathroom & En Suite
- Short Walk to all Village Amenities
- uPVC Double Glazing and Gas Central Heating

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A Deceptively Large WELL PRESENTED Detached Family Home, with Kitchen, Lounge/Diner, Sitting Room, Utility Room, OFFICE, FOUR GOOD SIZED BEDROOMS, one with ENSUITE and family bathroom. Further benefiting from off road PARKING and enclosed rear GARDENS.



Council Tax Band: C



SERVICES

Mains Water, Electricity, Drainage and Gas
Gas Fired Central Heating

TENURE

Freehold

VIEWINGS

By Appointment Via The Agent

NOTE

1. None of the services or equipment have been checked or tested by The Agent
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked

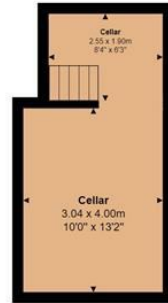
LOCATION

Metheringham is a popular village located approximately 9 Miles from the Historic Cathedral & University City of Lincoln and 14 Miles from the market town of Sleaford. The village is also within a short drive of the ever popular village resort of Woodhall Spa. The village has a wide range of facilities including a co-op food store, convenience stores, several public houses, village hall, hairdressers / salons, an award winning tea room & gift shop, fish & chip shops & takeaways, squash club, 24hr gym, newsagents and a petrol station. There are playing fields with a large children's playpark & skatepark.

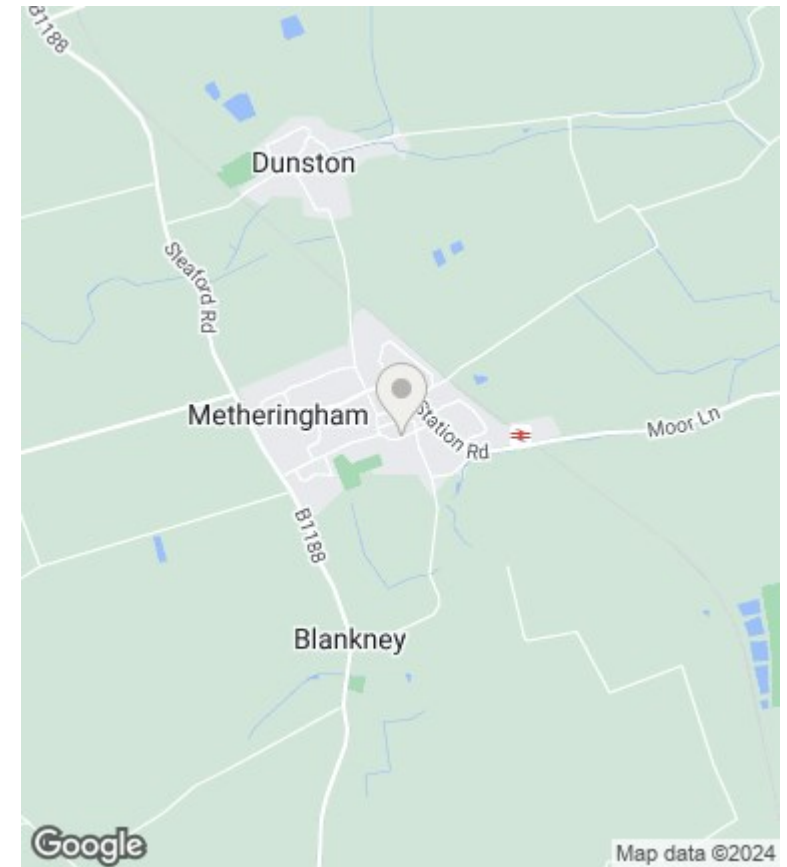
There is a primary school in the village and secondary schooling in the nearby village of Branston. There is a regular bus service into Lincoln & Sleaford and the village has a train station connecting to Lincoln, Sleaford & Peterborough.

The village offers everything needed for a young and growing families





Total Area: 204.1 m² ... 2196 ft²
 All measurements are approximate and for display purposes only



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