



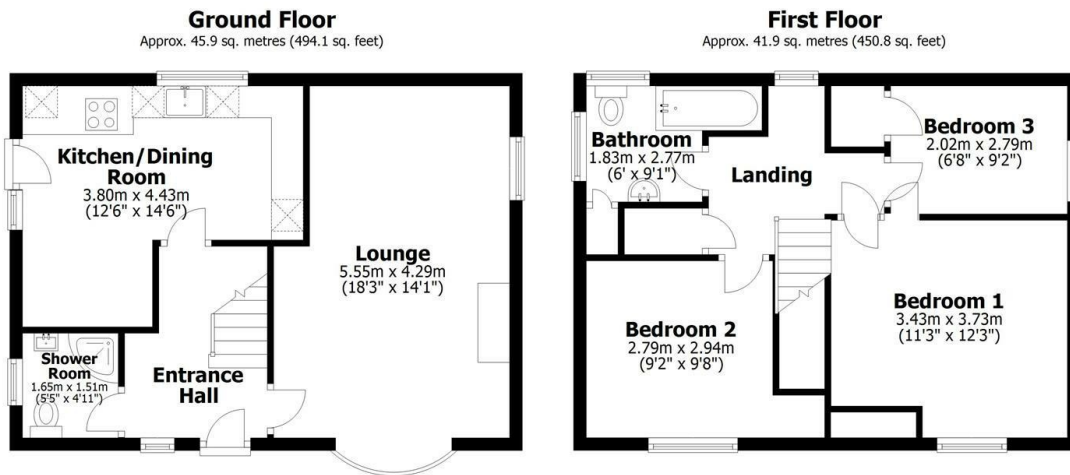
the agent



Stone House, 1A Dunston Road, Metherringham, Lincoln, LN4 3ED

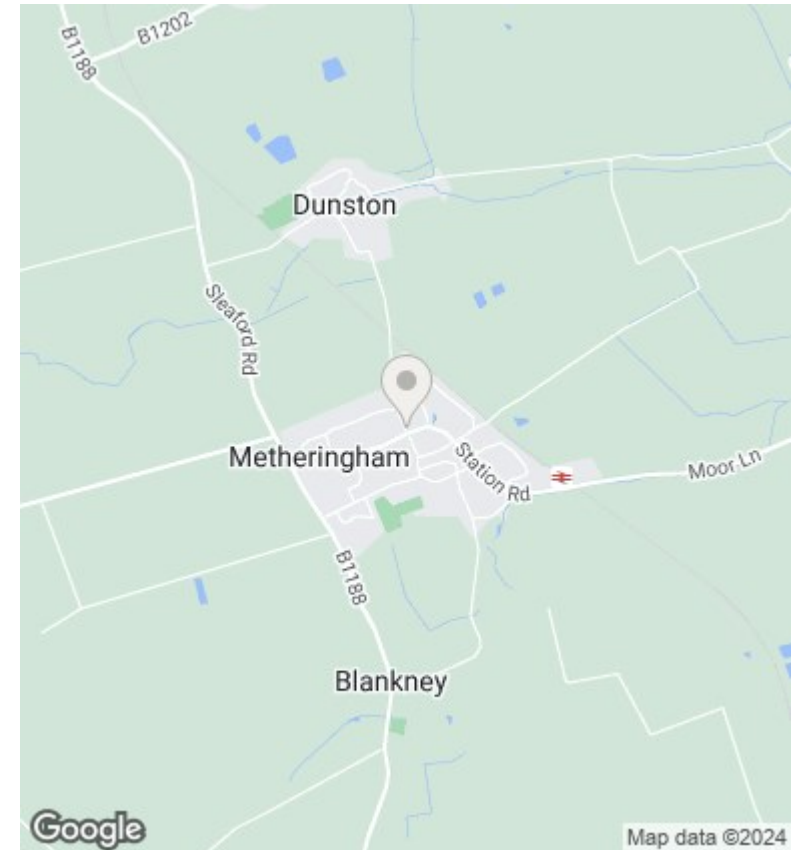
Asking Price £290,000

- Three Bedroom Cottage
- Large Lounge
- Single Garage
- EPC Rating D
- Newly Fitted Kitchen
- Upstairs Bathroom
- Driveway Parking for Two Vehicles
- Newly Fitted Ground Floor Shower Room
- Gardens and Patio Area
- Newly Installed Gas Boiler



Total area: approx. 87.8 sq. metres (944.9 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 03330904071 to make an appointment.

Council Tax Band

C

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		65	
(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	