



- Detached House
- 3 Bedrooms
- Lounge Diner
- Conservatory
- Kitchen & Ground Floor WC
- Landscaped Rear Garden
- 2 Driveways with Parking for Multiple Vehicles & Single Garage
- Quiet Cul-De-Sac Position

Rossington Close, Metheringham, LN4 3DS,
£240,000





Situated in the popular village of Metherringham is this family friendly 3 bedroom detached home. Being well presented throughout and coming with a programme of refurbishment and upgrades the property makes for an ideal family home. The ground floor consists of a downstairs WC, a welcoming entrance hall and a lounge diner measuring 23'6" x 16'4". The lounge diner leads onto a conservatory which comes with a brick base and uPVC surround and overlooks the rear garden. There is a stylish kitchen with a range of base and eye level units. Whilst rising to the first floor are 3 bedrooms. There are 2 double bedrooms with the master featuring built-in wardrobes, a third bedroom measuring 8'7" max x 7'2", all bedrooms benefit from the use of a 3 piece bathroom suite. Externally the property comes with a stunning landscaped garden which enjoys sun into the evening, being mostly laid to lawn with a idyllic seating area perfect for entertaining and relaxing with guests. Ample parking is provided with a gravelled arrangement and access to a single garage with roller shutter door. Additional benefits of the property includes gas central heating and uPVC double glazing throughout. The village of Metherringham is well regarded due to it's excellent array of amenities these include schooling at primary level, doctors surgery, Co-op foodstore and post office and a selection of takeaways, a well serviced railway station with routes both to Lincoln and Sleaford, independent shops and public houses. For further details and viewing arrangements contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Hall

Having composite front door entry to front aspect. Access to lounge diner and downstairs WC.

Downstairs WC

2' 8" x 5' 7" (0.81m x 1.70m)

Having low level WC, hand wash basin unit, tiled floor, chrome heated hand towel rail and uPVC double glazed obscured window to front aspect.

Lounge Diner

16' 4" max x 23' 6" (4.97m x 7.16m)

Having uPVC double glazed window to front aspect, French doors to rear aspect leading onto rear garden, 2 radiators, electric fireplace and access into:

Kitchen

9' 4" x 7' 9" (2.84m x 2.36m)

Having a range of base and eye level units with counter worktops, cooker with extractor hood over, sink and drainer unit, uPVC double glazed window to rear aspect and uPVC external door to side aspect leading into side of the external property and access to garage.

Conservatory

8' 0" x 12' 7" (2.44m x 3.83m)

Having brick base with uPVC surround, radiator, French doors to rear aspect leading onto rear garden and fan light.

First Floor Landing

Having uPVC double glazed window to side aspect, airing cupboard housing combination boiler (fitted 2019), loft access and access to bedrooms and bathroom.

Bedroom 1

11' 5" x 9' 6" (3.48m x 2.89m)

Having uPVC double glazed window to rear aspect, radiator and built-in wardrobe (fitted 5 years ago).

Bedroom 2

11' 9" x 8' 8" (3.58m x 2.64m)

Having uPVC double glazed window to front aspect and radiator.

Bedroom 3

7' 2" max x 8' 7" max (2.18m x 2.61m)

Having uPVC double glazed window to front aspect and radiator.

Bathroom

5' 5" x 6' 3" (1.65m x 1.90m)

Having a 3 piece suite comprising of a panelled bath with shower over, subway tiled surround, low level WC, pedestal wash hand basin unit, tiled flooring, chrome heated hand towel rail and uPVC double glazed obscured window to rear aspect.

Single Garage

Having roller shutter door. Personnel door to rear aspect, power and lighting.

Outside Rear

Having landscaped garden being paved with fenced perimeters, additional seating area with pergola cover, external power and water source.

Outside Front

Having a gravelled driveway which stretches along the side of the property providing parking and access to the single garage. Additionally, there is a paved parking space in the front garden, suitable for one vehicle.

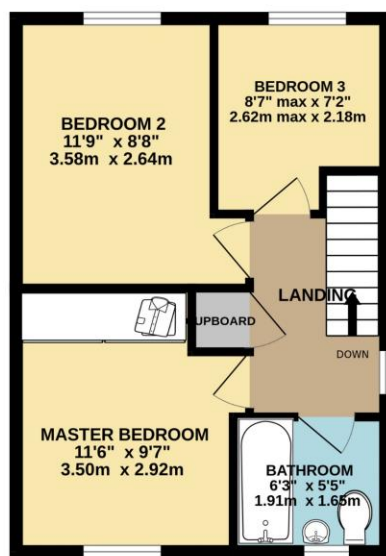
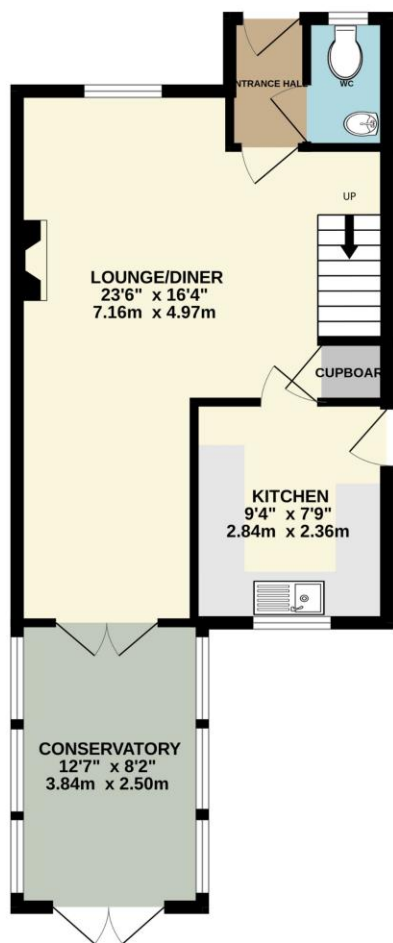




GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 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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