



**Drury Street, Metheringham Lincoln LN4 3EZ**

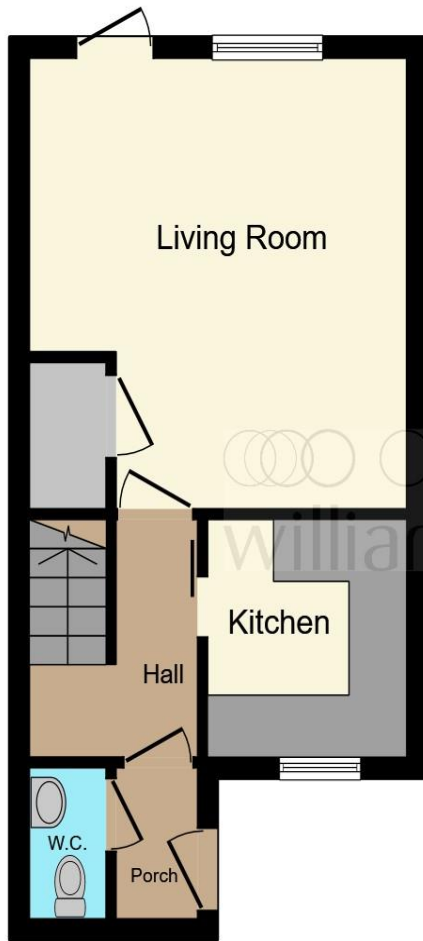
**welcome to**

## **Drury Street, Metheringham Lincoln**

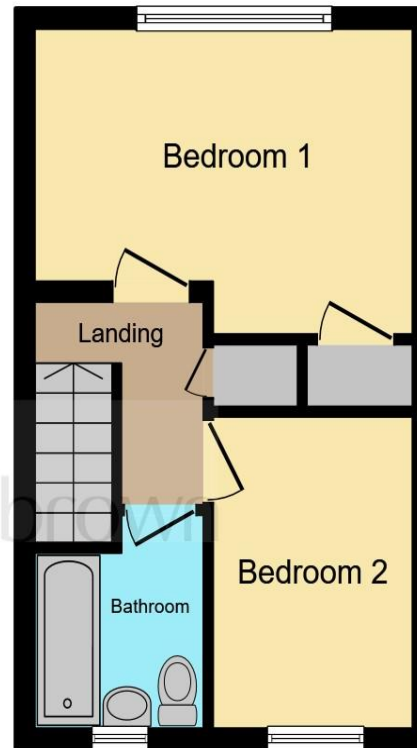
**\*\* ATTENTION INVESTORS & FIRST TIME BUYERS \*\***

Situated within the popular and sought after village of Metheringham is this two bedroom semi detached home, enjoying local access to a wide range of village amenities. Presenting a fantastic opportunity for modernisation and refurbishment, this property could be an ideal investment or first time buy. Internal accommodation briefly comprises: entrance hall, downstairs wc, lounge, kitchen, two bedrooms and a family bathroom. Externally, this property benefits from a gravel area to the front, an area of lawn, pathway to the front door and side access leading to the rear garden. To the rear is a fully enclosed garden which is mainly laid to lawn. Benefitting from no onward chain, this property must be viewed early to appreciate the accommodation on offer.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Downstairs Wc**

**Lounge**

12' 11" x 14' 3" ( 3.94m x 4.34m )

**Kitchen**

7' 7" x 7' ( 2.31m x 2.13m )

**First Floor Landing**

**Bedroom One**

12' 11" x 9' 8" ( 3.94m x 2.95m )

**Bedroom Two**

9' 10" x 6' 9" ( 3.00m x 2.06m )

**Bathroom**

**Outside**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



welcome to

## Drury Street, Metherringham Lincoln

- NO ONWARD CHAIN
- TWO BEDROOM SEMI-DETACHED HOME
- FANTASTIC INVESTMENT OPPORTUNITY OR FIRST TIME BUY
- BATHROOM & DOWNSTAIRS WC
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: D

# £160,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LCR120851](http://williamhbrown.co.uk/Property/LCR120851)



Property Ref:  
LCR120851 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01522 534 771**



[Lincoln@williamhbrown.co.uk](mailto:Lincoln@williamhbrown.co.uk)



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



[williamhbrown.co.uk](http://williamhbrown.co.uk)