

Millfield Road, Metheringham, LINCOLN LN4 3HZ

## welcome to

# Millfield Road, Metheringham LINCOLN

Early viewing is essential for this well presented and modern semi-detached home situated within the highly sought after village of Metheringham. Boasting ample off road parking, detached garage, open plan kitchen/diner, enclosed rear garden and local access to a wide range of amenities.













#### **Entrance Hall**

With laminate flooring and radiator.

### Lounge

11' 8" x 14' 11" ( 3.56m x 4.55m )

With double glazed window to the front, laminate flooring and radiator.

## Kitchen / Diner

15' 1" x 20' 6" ( 4.60m x 6.25m )

With a double glazed sliding patio door opening to the rear garden, double glazed door opening to the side, skylights, a modern fitted kitchen in a range of wall and base units with work surfaces, inset sink and drainer, integral oven, hob with extractor fan over, space for fridge freezer, inset ceiling lights, wall radiator, understairs storage and laminate flooring.

## **First Floor Landing**

With loft access point, carpet flooring, airing cupboard and radiator.

### **Bedroom One**

11' 9" x 9' 3" ( 3.58m x 2.82m ) With double glazed window to the front, built in storage, carpet flooring and radiator.

#### **Bedroom Two**

8' 3" x 9' (2.51m x 2.74m)

With double glazed window to the rear, carpet flooring and radiator.

#### **Bedroom Three**

9' x 6' 6" ( 2.74m x 1.98m )

With double glazed window to the rear, carpet flooring and radiator.

#### **Bathroom**

With double glazed obscured window to the side, shower, wc, wash hand basin, heated towel rail, inset ceiling lights, part tiling to the walls and laminate flooring.

#### Outside

Property benefits from a driveway to the front providing off road parking for multiple vehicles, access to the detached single garage and gated side access to the rear garden. To the rear is a fully enclosed low maintenance garden with a patio area ideal for seating, an area of astro turf and pedestrian access to the detached garage.





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# Millfield Road, Metheringham LINCOLN

- WELL PRESENTED & MODERN SEMI-DETACHED HOME
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- AMENITIES, TRANSPORT LINKS & SCHOOLING **NEARBY**
- AMPLE DRIVEWAY PARKING & DETACHED GARAGE
- **ENCLOSED LOW MAINTENANCE REAR GARDEN**

Tenure: Freehold EPC Rating: C

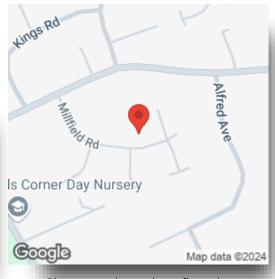
offers over

£220,000









Please note the marker reflects the postcode not the actual property

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Property Ref: LCR120492 - 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.



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