



**Rickells Square, Tanvats Lane, Metherringham Fen, Lincoln, LN4 3AL**



**welcome to**

**Rickells Square, Tanvats Lane, Metherringham Fen, Lincoln**

This spacious and well presented detached family home is located on a generous plot in a sought after rural location. Boasting multiple reception rooms, five bedrooms, two en suites, detached double garage and ample driveway parking.



### Entrance Porch

With double glazed sliding door to the front, carpet flooring and coving to the ceiling.

### Additional Wc

With double glazed window to the rear, wc, wash hand basin, vinyl flooring and boiler.

### Lounge

17' 10" x 12' 11" ( 5.44m x 3.94m )

With double glazed double doors opening to the side, double glazed bay window to the rear, electric fireplace, coving to the ceiling, TV point, carpet flooring, radiator and archway to:-

### Dining Room

10' 10" x 14' 7" ( 3.30m x 4.45m )

With double glazed double doors opening to the side, laminate flooring, two radiators and coving to the ceiling.

### Reception Room

12' 3" x 23' 6" ( 3.73m x 7.16m )

With double glazed sliding internal door to the side, double glazed window to the rear, carpet flooring, coving to the ceiling, stairs rising to first floor and two radiators.

### Kitchen

20' 4" x 12' 3" ( 6.20m x 3.73m )

With double glazed window to the side, a fitted kitchen in a range of wall and base units with work surfaces, island with storage, integral Bosch oven, Bosch gas hob with extractor fan over, stainless steel sink, vinyl flooring, radiator and inset ceiling lights.

### Utility Room

10' 2" x 8' 3" ( 3.10m x 2.51m )

With double glazed window to the side, space for washing machine and dryer or dishwasher and under counter fridge, a range of wall and base units, stainless steel sink and radiator.

### Bedroom Three

10' 9" x 10' 11" ( 3.28m x 3.33m )

With double glazed windows to the front and side, fitted wardrobes and dressing table, carpet flooring, TV point and radiator.

### En Suite Two

With obscured double glazed window to the side, bath with shower fitted over, wc, wash hand basin, vinyl flooring, radiator and extractor fan.

### Bedroom Four

20' 6" x 11' 2" max ( 6.25m x 3.40m max )

With double glazed windows to the front and rear, loft access point, carpet flooring and two radiators.

### Bedroom Five

10' 9" x 8' 7" ( 3.28m x 2.62m )

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

### Bathroom

With two obscured double glazed windows to the front, bath, wc, wash hand basin with vanity under, vinyl flooring, inset ceiling lights, extractor fan, radiator and heated towel rail.

### Rear Porch

With obscured double glazed door to the rear, vinyl flooring and single glazed internal door.

### First Floor Landing

With skylight, laminate flooring and storage cupboard.

### Bedroom One

29' 5" max x 13' max ( 8.97m max x 3.96m max )

With double glazed window to the rear, skylight, fitted drawers/storage, carpet flooring, radiator, TV point, wall lights and opening to:-

### Dressing Room

7' 4" x 7' 5" ( 2.24m x 2.26m )

With skylight, fitted dressing table, fitted wardrobes and carpet flooring.

### En Suite One

With corner bath, wc, wash hand basin with vanity under, heated towel rail, vinyl flooring, radiator and extractor fan.

### Bedroom Two

13' 9" x 13' ( 4.19m x 3.96m )

With double glazed window to the front, fitted drawers/storage, carpet flooring, radiator and TV point.

### Detached Double Garage

18' 2" x 19' 4" ( 5.54m x 5.89m )

With roller door.

### Outside

Property enjoys a spacious driveway to the front providing off road parking for numerous vehicles and access to the detached garage. To the rear is a well maintained and generous garden overlooking fields with a patio area ideal for seating, an extensive area of lawn and a range of mature trees and shrubs.



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welcome to

## Rickells Square Tanvats Lane, Metherringham Fen Lincoln

- \* GUIDE PRICE £550,000 - £575,000 \*
- SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME
- GENEROUS PLOT WITHIN RURAL LOCATION
- AMPLE DRIVEWAY PARKING & DETACHED DOUBLE GARAGE
- STUNNING FIELD VIEWS

Tenure: Freehold EPC Rating: D

guide price

**£550,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR121867 - 0005

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