



Lincoln Road, Metherringham Lincoln LN4 3EH

welcome to

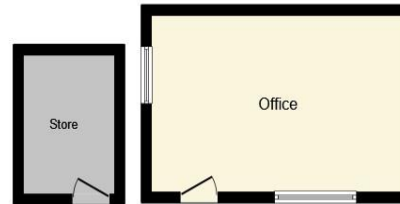
Lincoln Road, Metherringham Lincoln

This well presented and spacious detached family home is situated within the popular village of Metherringham, boasting four double bedrooms, two bathrooms, fitted kitchen/diner with pantry, ample off road parking and a generous enclosed rear garden with detached office space.





Floor Plan



Outbuilding

Entrance Hall

Lounge

16' 10" max x 11' 3" max (5.13m max x 3.43m max)

Kitchen / Diner

21' 4" max x 19' 11" max (6.50m max x 6.07m max)

Pantry

7' 2" x 4' 8" (2.18m x 1.42m)

Sun Room

13' 3" x 15' 2" (4.04m x 4.62m)

Bedroom One

11' 4" x 11' 3" (3.45m x 3.43m)

Dressing Area

4' 6" max x 9' 11" max (1.37m max x 3.02m max)

Bedroom Two

9' 8" x 11' 3" (2.95m x 3.43m)

Bathroom

Bedroom Three

11' 11" x 12' 7" (3.63m x 3.84m)

Bedroom Four

9' 4" x 9' 1" (2.84m x 2.77m)

Shower Room

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

welcome to

Lincoln Road, Metherringham Lincoln

- GENEROUS DETACHED BUNGALOW
- FOUR DOUBLE BEDROOMS
- AMPLE DRIVEWAY PARKING
- FULLY ENCLOSED REAR GARDEN WITH DETACHED OFFICE SPACE
- BATHROOM & SHOWER ROOM

Tenure: Freehold EPC Rating: F

offers in the region of

£425,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR121819



Property Ref:
LCR121819 - 0004

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



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



williamhbrown.co.uk