



Lincoln Road, Metherringham, Lincoln, LN4 3EH

welcome to

Lincoln Road, Metherringham, Lincoln

GUIDE PRICE £400,000-425,000

This characterful and spacious detached family home is situated on a generous plot within the village of Metherringham, boasting multiple reception rooms, double bedrooms and a beautifully maintained rear garden with a range of unique features.



Entrance Hall

With tiling to the floor, fitted wall and base units, radiator and inset sink and drainer.

Lounge

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

With double glazed window to the side, log burner and carpet flooring.

Kitchen / Diner

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

With sliding patio door to the rear, a fitted kitchen in range of wall and base units with work surfaces, island with breakfast bar, range cooker, ceramic sink and drainer, integral dishwasher, space for fridge freezer, part tiling to the walls, laminate flooring and radiator.

Pantry

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

With laminate flooring.

Sun Room

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

With bifold doors to the rear and side, skylight, radiator and laminate flooring.

Bedroom One

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

With double glazed bay window to the front and carpet flooring.

Dressing Area

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

With double glazed window to the rear and radiator.

Bedroom Two

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

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

Bathroom

With obscured double glazed window to the side, bath, shower, wc, wash hand basin, heated towel rail, loft access point, laminate flooring and part tiling to the walls.

Bedroom Three

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

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

Bedroom Four

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

With skylight to the side, laminate flooring and radiator.

Shower Room

With obscured double glazed window to the rear, shower, wc, wash hand basin, tiling to the floor and extractor fan.

Outside

Property benefits from a generous wall fronted gravel driveway to the front providing ample off road parking for numerous vehicles and gated side access to the rear garden. To the rear is a spacious and fully enclosed garden which is mainly laid to lawn with a aptio area ideal for seating, decking area with pergola, a shed and a detached office space with windows to the front and side as well as power and light.



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welcome to

Lincoln Road, Metherringham Lincoln

- CHARACTERFUL & UNIQUE DETACHED BUNGALOW
- ABUNDANCE OF SPACE INTERNALLY & EXTERNALLY
- DRIVEWAY PARKING FOR NUMEROUS VEHICLES
- FULLY ENCLOSED REAR GARDEN WITH A RANGE OF FEATURES
- FULLY INSULATED DETACHED OFFICE SPACE / GYM / RECEPTION SPACE

Tenure: Freehold EPC Rating: F

Council Tax Band: C

guide price

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR121819 - 0006

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