



Leighfields Drive, Metherringham Lincoln LN4 3FQ

welcome to Leighfields Drive, Metheringham Lincoln

- BEAUTIFULLY PRESENTED DETACHED HOME
- DESIRABLE VILLAGE LOCATION
- MODERN ACCOMMODATION THROUGHOUT
- FITTED KITCHEN / DINER
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: B

£290,000

Early viewing is essential for this immaculate and modern three bedroom detached family home situated within the desirable village of Metheringham. Boasting modern fitted kitchen/diner, en suite to the master bedroom, driveway parking and an enclosed rear garden.



Entrance Hall

Cloakroom Wc

Lounge

16' 10" x 11' 9" (5.13m x 3.58m)

Kitchen / Diner

11' 9" x 15' 9" (3.58m x 4.80m)

First Floor Landing

Bedroom One

11' 9" max x 16' 11" max (3.58m max x 5.16m max)

En Suite

Bedroom Two

11' 4" max x 11' 9" max (3.45m max x 3.58m max)

Bedroom Three

7' 9" x 7' 10" (2.36m x 2.39m)

Bathroom

view this property online williamhbrown.co.uk/Property/LCR122257



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.

Property Ref:

LCR122257 - 0003

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