



Alfred Avenue, Metheringham Lincoln LN4 3EL

welcome to

Alfred Avenue, Metherringham Lincoln

A semi-detached family home, set on a generous sized plot in the heart of Metherringham. The property is conveniently located to local amenities, schools & transport links, is well presented throughout, offering spacious accommodation and ample parking.



Entrance Hall

Being approached via partly glazed door from the front, with a radiator, laminate flooring and stairs rising to the first floor.

Lounge

13' 1" x 12' (3.99m x 3.66m)

Featuring a fireplace with electric fire and surround, TV point, telephone point, radiator, laminate flooring and double glazed bay window to the front.

Kitchen Diner

10' 1" x 19' (3.07m x 5.79m)

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks and a single drainer stainless steel sink, There is a Range style oven, plumbing for dishwasher, radiator, spot lights, extractor fan, built in pantry, tiled flooring, two double glazed windows to the rear and door leading to the:

Inner Hall

Having a door leading to the front of the property and further partly glazed door leading to the rear garden.

Utility Room

Fitted with wall and base units with work surfacing, single drainer stainless steel sink, plumbing for washing machine, double glazed window to the front and a further double glazed window to the rear.

Downstairs WC

Having a WC, tiled flooring and double glazed window to the rear.

First Floor Landing

Having access to all first floor rooms.

Bedroom One

13' 1" x 11' (3.99m x 3.35m)

There is a built in cupboard, radiator and double glazed window to the front.

Bedroom Two

11' x 10' (3.35m x 3.05m)

Having storage space, radiator and double glazed window to the rear.

Bedroom Three

10' 1" x 7' 1" (3.07m x 2.16m)

There is a storage cupboard, radiator and double glazed window to the front.

Bathroom

Fitted with a suite comprising of a bath with shower over, pedestal wash hand basin and WC. There is partly tiled walls, extractor fan, tiled flooring, radiator, airing cupboard and double glazed window to the rear.

Outside Front

To the front of the property there is gated access, tarmac driveway, lawned areas, hedges, gated access to the rear and pathways leading to the front door and door to the utility room.

Rear Garden

The fully enclosed rear garden is mainly laid to lawn with a patio area, mature shrubs, hedging and two sheds.



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welcome to

Alfred Avenue, Metheringham Lincoln

- Well Presented Throughout
- Ample Parking
- Generous Sized Plot
- Close to Local Amenities, Schools & Transport Links
- Popular Village Location

Tenure: Freehold EPC Rating: D

£225,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
SNH111272 - 0007

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