



Granary Close, Metheringham, LN4

£1,100 PCM


MARTIN&CO

Granary Close, Metherringham,
LN4

House - Detached
4 Bedrooms, 4 Bathroom

£1,100 PCM

Date Available: 4th November
2024

Deposit: £1,000

- Recently Refurbished
- Four Bedrooms
- Detached Family Home
- Master with Ensuite
- Four Piece Family Bathroom
- Garage and Parking
- Private Rear Garden
- Village Location

Detached four bedroom family home enjoying a cul-de-sac position within the well served village of Metherringham. Comprising internally of an entrance hall with WC, open plan lounge diner, kitchen, utility, four bedrooms, master to the ensuite plus a four piece bathroom. Garage, parking and gardens.



Detached four bedroom family home enjoying a cul-de-sac position within the well served village of Metheringham. Comprising internally of an entrance hall with WC, open plan lounge diner, kitchen, utility, four bedrooms, master to the ensuite plus a four piece bathroom. Integral garage, driveway parking, front and rear gardens. Metheringham benefits from local amenities to include primary schooling and access to secondary, regular bus service and a train station, shops, public houses and more. Unfortunately we cannot accept smokers or pets with this property.

Length of tenancy - 12 months initial tenancy
 Council tax band - D - Lincoln City Council
 EPC Grade - D

Mobile (based on calls indoors)
 O2 EE Three Vodafone

Broadband (estimated speeds)
 Standard 19 mbps
 Superfast 80 mbps

Satellite & Cable TV Availability
 BT Sky Virgin



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	80
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.