



56 Lincoln Road  
Metheringham, Lincoln, Lincolnshire LN4 3EE

£215,000  
NO ONWARD CHAIN





# 56 Lincoln Road

## Metheringham, Lincoln LN4 3EE

Lincoln – 9 miles

Grantham – 24 miles with East Coast rail link to London

Boston - 23 miles

(Distances are approximate)

A three bedroom detached bungalow pleasantly situated within this well serviced Lincolnshire village. Internally the property is enhanced by the kitchen diner having patio door to the rear garden and the sitting room having patio doors to the front garden. There is ample parking for several vehicles, detached garage and rear gardens providing excellent privacy. The shopping and social facilities are all within reasonable walking distance for most. The property is well presented yet dated, so offers an exciting opportunity to upgrade if required to one's own desire. A viewing is highly recommended to fully appreciate the potential on offer.

### Accommodation

Entrance into the property is gained through a uPVC door into:

### Entrance Lobby

A dual aspect room with built-in cloaks cupboard and glazed panel door to:

**Kitchen Diner** 20' 9" x 11' 10" (6.32m x 3.60m) *narrowing to 9' 5" (2.87m)*

A dual aspect room including patio doors to the rear garden. The kitchen area has a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine and dishwasher. There is a slot in gas cooker, wall mounted cupboards above, filter hood over the cooker, radiator, power points and door to:





### **Inner Hall**

With built-in airing cupboard, coved ceiling, radiator, power points and door to:

### **Sitting Room 18' 10" max x 11' 10" (5.74m x 3.60m)**

A dual aspect room including sliding patio doors to the front garden and having feature stone fireplace with electric coal effect fire, coved ceiling, radiator and power points.

### **Bedroom 1 13' 5" x 9' 10" (4.09m x 2.99m)**

With front aspect and having coved ceiling, radiator and power points.

### **Bedroom 2 11' 5" x 9' 10" (3.48m x 2.99m)**

Overlooking the rear garden and having radiator and power points.

### **Bedroom 3 8' 9" x 6' 7" (2.66m x 2.01m)**

With aspect to the side and having coved ceiling, radiator and power points.

### **Bathroom**

Having a suite comprising panelled bath with shower over, pedestal wash hand basin, a low-level WC and bidet. There is appropriate wall tiling, radiator and shaver point.

### **Outside**

The property is approached over a driveway providing ample parking for several vehicles, turning area and leads to **Detached Garage**, with electric roller door, power points and service door to the rear. The remaining front garden is laid to lawn with a wide variety of mature shrubs to borders. The rear garden offers excellent privacy and is mostly laid to lawn with paved patio area and a wide variety of mature shrubs to borders.

### **Further Information**

All mains services. Gas central heating. UPVC double glazing.

**Local Authority:** East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = C

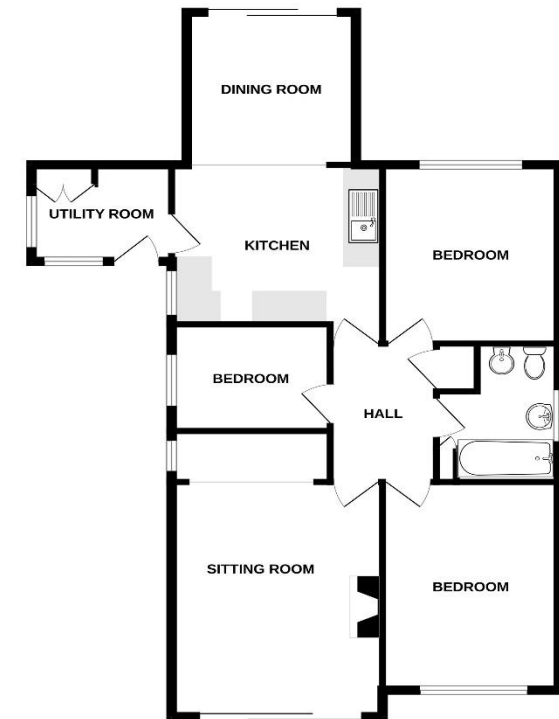
EPC RATING = D



**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, will require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

GROUND FLOOR  
895 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA: 895 sq.ft. (83.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or reliability. [www.rics.org](http://www.rics.org)  
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