



**7 The Chase**  
Metheringham, Lincoln. LN4 3YT

**BELL**





## 7 The Chase

### Metheringham

A modern, three-bedroom, detached family home; set to a no-through road of similar properties. Providing spacious, well-presented accommodation – including a stunning open-plan family living, dining-kitchen. The property enjoys off road parking and a generous, secure, south facing garden with lawn and patio to the rear to suit a range of potential purchasers,

Metheringham has a rail link to Lincoln, primary school, Post Office, Co-op supermarket, pharmacy; restaurants, pubs and takeaways, hairdressers, squash club a hardware store and train station with direct access to the City. There are good road connections in the area out to a number RAF bases in the region, the historic City of Lincoln and its excellent range of shopping and social facilities, Sleaford, Grantham, the A1 and Newark with its London Kings Cross high speed rail connection.



#### ACCOMMODATION

**Hallway** with composite double glazed obscure side entrance door, carpeted balustrade and spindle staircase to first floor with built in under stairs storage space, tiled floor, radiator, ceiling light and power points. Doors to kitchen and to:

**Sitting Room** with uPVC double glazed windows to front and side aspects; carpeted floor, radiator, TV point, ceiling light and power points.



**Family Dining Kitchen-** kitchen area having uPVC double glazed window and French doors to rear aspect; a good range of modern units to base and wall levels, 1 1/2 bowl sink and drainer set to roll edge worktop, continuing to breakfast bar with space and connections for under counter dryer. CDA oven and four ring induction hob beneath extractor canopy, integrated fridge and dishwasher. Tiled flooring, ceiling light, radiator and power points. Door to utility, open to:

**Dining Area** having uPVC double glazed window to front, French doors to rear aspect; cylinder style log burning stove on glass stand, wood effect flooring, radiator, TV point, ceiling lights and power points.

**Utility** having wood double glazed obscure patio door to side aspect; storage units to base and wall levels, roll edge worktop with space and connections for under counter washing machine, upright fridge-freezer. Tiled floor and ceiling light. Door to:

**Cloakroom** with uPVC double glazed obscure window to side aspect; low level WC, wash hand basin, tiled floor, radiator and ceiling light.

### First Floor

**Gallery Landing** with uPVC double glazed windows, carpeted floor, built in airing cupboard, radiator, loft access hatch, ceiling light and power points. Doors to first floor accommodation.

**Family Bathroom** having uPVC double glazed obscure window to side aspect; panel bath with shower over and tiled surround, pedestal wash hand basin and low level WC. Tiled floor, radiator and ceiling light.

**Bedroom 3** with uPVC double glazed window to side aspect; wood effect flooring, radiator, ceiling light and power points.

**Bedroom 2** with uPVC double glazed window to front aspect; wood effect flooring, radiator, ceiling light and power points.







**Master Bedroom** with uPVC double glazed windows to front and side aspects; carpeted floor, radiator, ceiling light and power points. Door to:

**En-suite Shower Room** having uPVC double glazed obscure window to side aspect; shower cubicle with tiled surround, wash hand basin set to storage unit and low level WC. Tiled floor, radiator, ceiling light and shaver socket.

## OUTSIDE

The property is approached to the front via a gravel driveway, providing ample off road parking space for multiple vehicles. A concrete path runs across the front and continues down the side, through personnel gate and to the rear garden.

Predominantly laid to lawn, the garden boasts two paved patio seating spaces, with a central path running between them. Complete with log store, outside lighting and a timber shed/store, the garden is contained by timber fencing.

**North Kesteven District Council – Tax band: C**

**ENERGY PERFORMANCE RATING: C**

**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.

**VIEWING:** By arrangement with the agent's Lincoln Office

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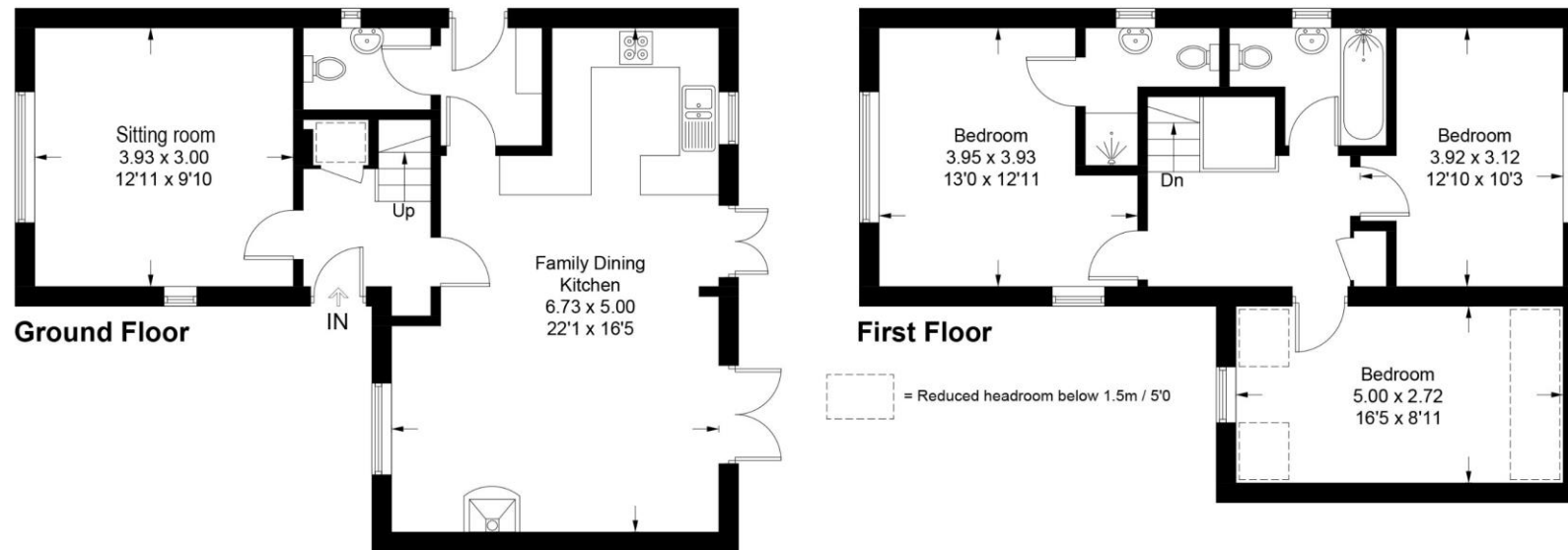






## 7 The Chase

Approximate Gross Internal Area = 116.9 sq m / 1258 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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