



1 Flinders Close
Metheringham, Lincoln.

BELL



1 Flinders Close Metheringham

NO ONWARD CHAIN! This is a very appealing, well-presented, quality appointed detached three-bedroom bungalow, which is pleasantly located in what is a very popular residential area of bungalows of the south Lincoln lower escarpment village of Metheringham. A formal viewing is genuinely highly recommended.

Metheringham is a large village which offers a surprisingly good range of local amenities including; a rail link to Lincoln, Primary school, Post Office/Co-op supermarket, pharmacy; restaurants, pubs and takeaways, petrol garage, a hardware store and more. There are good road connections in the area out to 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

Entrance Hall with attractive uPVC obscure double glazed panelled main entrance door, oak style interior panelled doors to sitting room and bedroom 3 and feature contemporary oak style glazed panelled door through to:

Quality Kitchen very attractively refurbished with a comprehensive range of contemporary design style fitted base, drawer and wall units, reconstituted stone work surface areas, Belfast style sink inset with space beneath for an appropriate laundry appliance. There is a built-in concealed Zanussi slimline dishwasher and cupboard space for another laundry appliance below, large pullout multi shelved pantry unit to one end.





On the opposite side of room there is a further area of work surface across one wall with brushed steel Zanussi oven beneath, four ring ceramic style hob to surface, splash back and a brushed steel and glass cooker hood above. There is additional storage cupboard space to one corner and to the opposite end of the work surface is a built-in concealed fridge/freezer. There is coving, radiator and a ceiling spotlight fitting. Door through to:

Garden/Leisure Room being a conversion of the former Garage with French doors to one end providing access out onto the west facing garden patio area; coving, wood style laminate flooring, radiator and wall light fittings. Please **Note**: No Building Control information is available for this conversion and the room could be returned to garage space if required.

Bedroom3/Home Office with a pleasant outlook over the driveway and across Flinders Close; coving and radiator.

Good sized Sitting Room/Dining Room a delightful good sized reception room with an easterly outlook over the driveway from the bow window; an attractive contemporary style electric fire to the fireplace with its most appealing mock carved stone style surround, coving and radiator. Attractive oak style panelled door through to:

Central Hallway having a large built-in linen cupboard with oak style panelled doors which also contains the ideal Logic Combi C30 gas fired central heating boiler; access to roof space, coving and radiator. Oak style panelled doors through to adjoining bedrooms and to:

Shower Room appointed to an excellent standard having a good sized walk-in shower cubicle set across one wall with accompanying shower fitting and glazed panel, wash hand basin with accompanying toiletry top and cupboard space below, and to one side a low-level WC with concealed cistern. Tiling to all walls too full height, coving and ladderback style radiator/towel rail.

Bedroom 1 with the most pleasing outlook over the rear garden to the west; built in wardrobe to one wall with oak style panelled double doors, coving and radiator.





Bedroom 2 of good proportions and having a westerly view over the rear garden; coving and radiator.

OUTSIDE

The bungalow stands in a prominent position in the Close and is approached from the roadside across a well-presented block paved driveway which provides more than ample parking for both family and visitors. There is a cantilevered carport covering the driveway area which runs down the southern elevation of the bungalow to the former garage with its up and over door panel (still in place).

There is secure pedestrian access down the northern elevation of the bungalow through to the delightful rear garden which has been simply re-landscaped in recent times and is now enclosed by good quality fencing with accompanying climber trellis work on posts. There is a good-sized lawn and a block paved patio area onto which the French doors of the garden room open. Attached to the rear gable elevation of the bungalow is summer pullout sun canopy and to one side a useful garden shed.

North Kesteven District Council – Tax band: C

ENERGY PERFORMANCE RATING: tbc

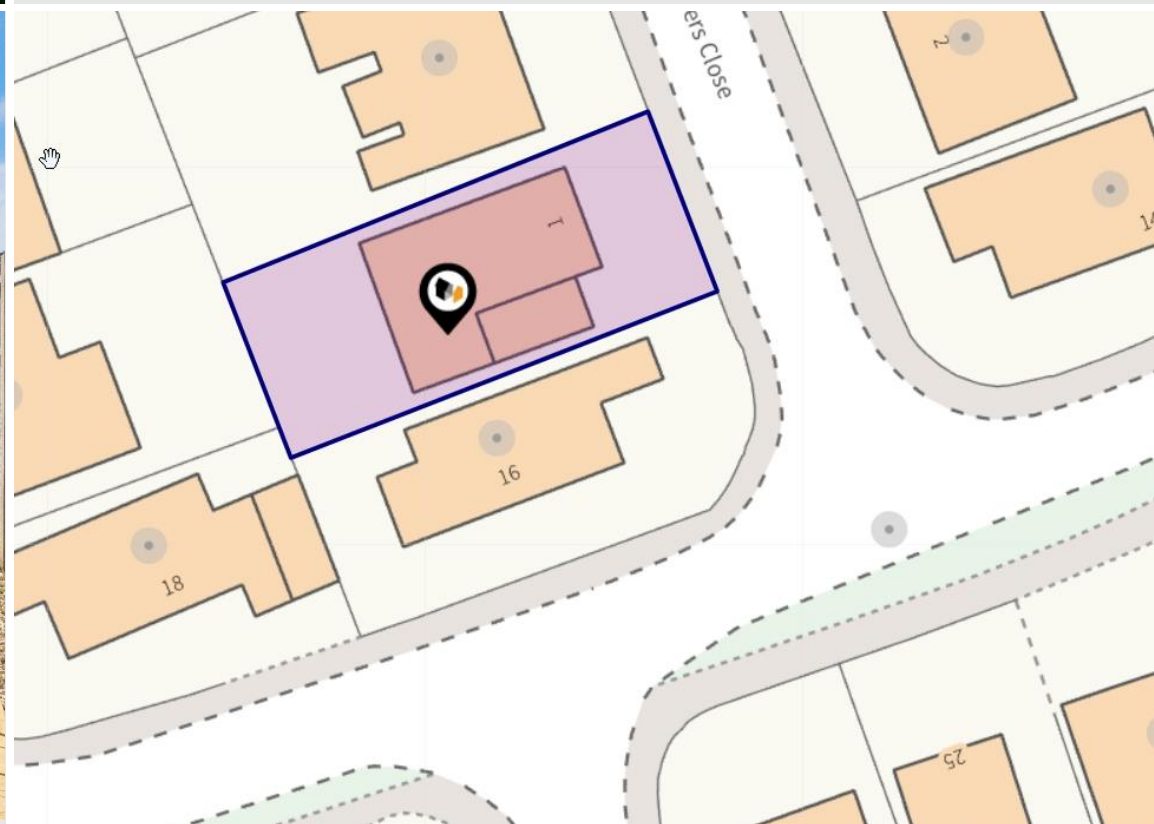
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

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

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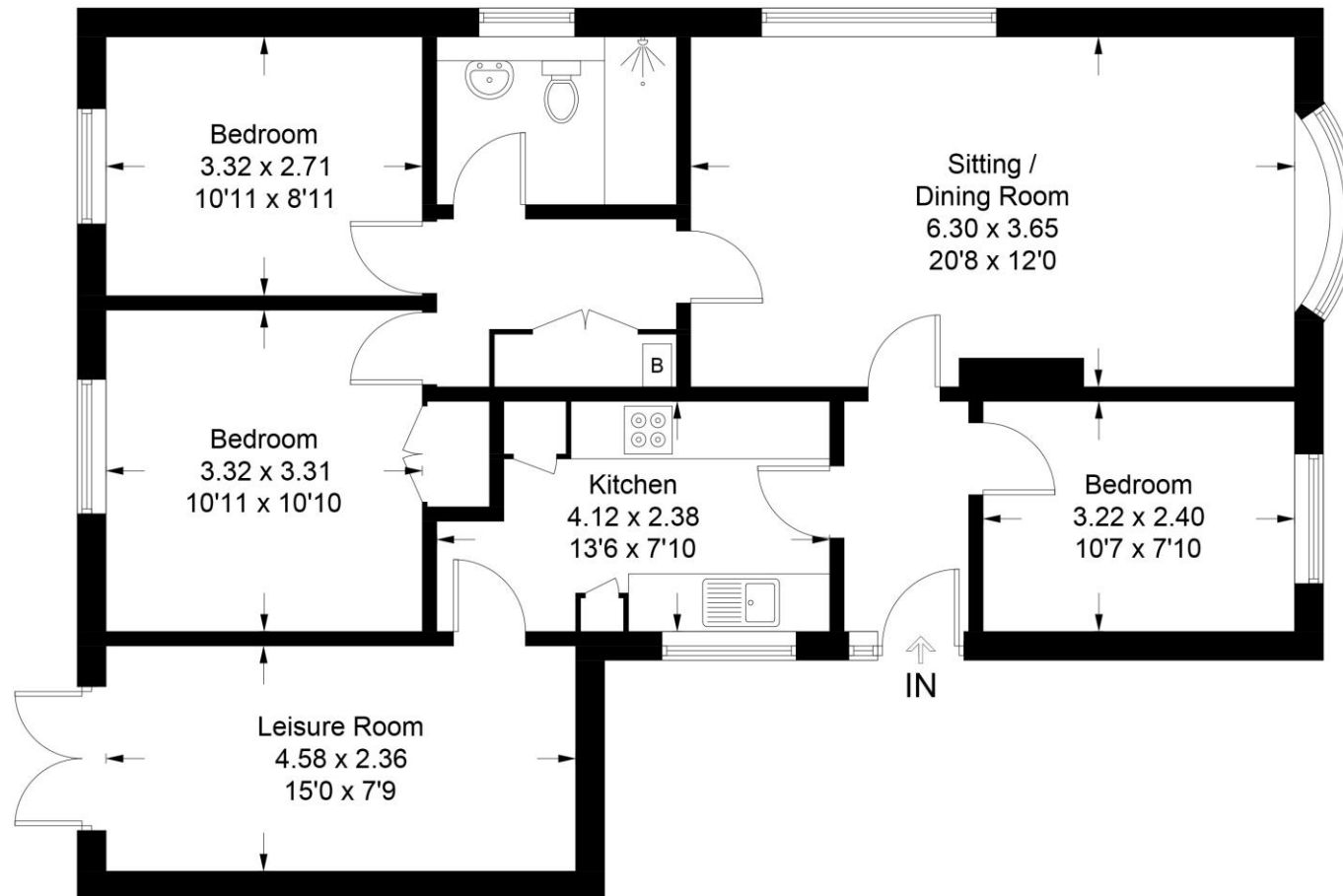
Brochure prepared 11.4.2025





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Approximate Gross Internal Area = 89.5 sq m / 963 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.

DISCLAIMER

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