



**30 Londesborough Way**  
Metheringham, Lincoln. LN4 3HW

**BELL**





## 30 Londesborough Way Metheringham

**NO ONWARD CHAIN!**

This is a detached, two bedroom bungalow situated in the well serviced, large village of Metheringham, which also has train service to Lincoln.

Accommodation comprises; conservatory, hallway, breakfast kitchen, lounge diner, two bedrooms and shower room.

The property has a driveway to the frontage with access to the attached garage, garden area with greenhouse and garden shed. There is a good size enclosed landscaped garden to the rear.

### ACCOMMODATION

**Conservatory** having uPVC double glazed main entrance door, sliding patio door providing a pleasant view and access into the rear garden; radiator and light fitting. Door through to garage and uPVC obscure double glazed panelled door to:

**Hallway** with coving, access to roof space, wood style laminate flooring and radiator. Doors through to all areas of accommodation.

**Good sized Lounge Diner** having an easterly outlook over the rear garden; fireplace having fitted gas fire with marble style back and hearth and attractive moulded fire surround, coving and radiator. French doors to the dining area providing access out into rear garden.







**Breakfast Kitchen** having a southerly aspect; a good range of fitted base, drawer and wall units, work surface area with single drainer one and a half bowl sink unit inset, extending around the adjoining wall with drawer and cupboard space and room for kitchen appliance beneath. Space between units for a slot in stove with integral four ring gas hob and Zanussi cooker hood with a range of wall cupboard units above. There is a breakfast bar area with drawer and cupboard space below to one end, and a wall cupboard space above. Wall tiling to full height on all walls, a wall mounted Baxi gas fired central heating boiler and radiator.

**Bedroom** having a westerly outlook over the front garden and driveway; fitted bedroom furniture comprising of built in wardrobe space to one wall with floor to ceiling sliding dressing mirror panelled doors, bedside cabinets and shelving to the bedhead area with storage cupboard space above. There is coving and a radiator.

**Bedroom** with a westerly outlook over the front garden, driveway and beyond to neighbouring homes on Londesborough way; coving and radiator.

**Shower Room** having well presented contemporary appointment comprising; good sized walk-in shower cubicle across one wall with shower fitting and mermaid board style splashback panelling, wash hand basin with toiletry cabinet space below and low-level WC. Tiling to all walls to full height, wood style laminate flooring and radiator.

## OUTSIDE

The bungalow stands in a prominent position on Londesborough Way almost directly opposite Skipworth Close. There are double metal gates to the entrance and the driveway has been laid with a rubber/resin style surface providing more than ample parking for both family and visitors as well as access to the attached **Garage** with up and over door, service door to rear providing access into the adjoining conservatory, light fitting and power points.







The front garden has been predominantly laid to lawn with accompanying beds/borders, a useful garden shed and a greenhouse.

There is pedestrian access down both the northern and southern boundaries through to the rear garden which is pleasantly landscaped with lawn, accompanying well stocked flowerbed/borders, mature hedging and panelled fencing to the rear boundary. A pedestrian gate provides access out onto Station Road.

All the pathways to the property have a specialist rubber/resin surface covering. There is an outside water tap.

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

**ENERGY PERFORMANCE 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.

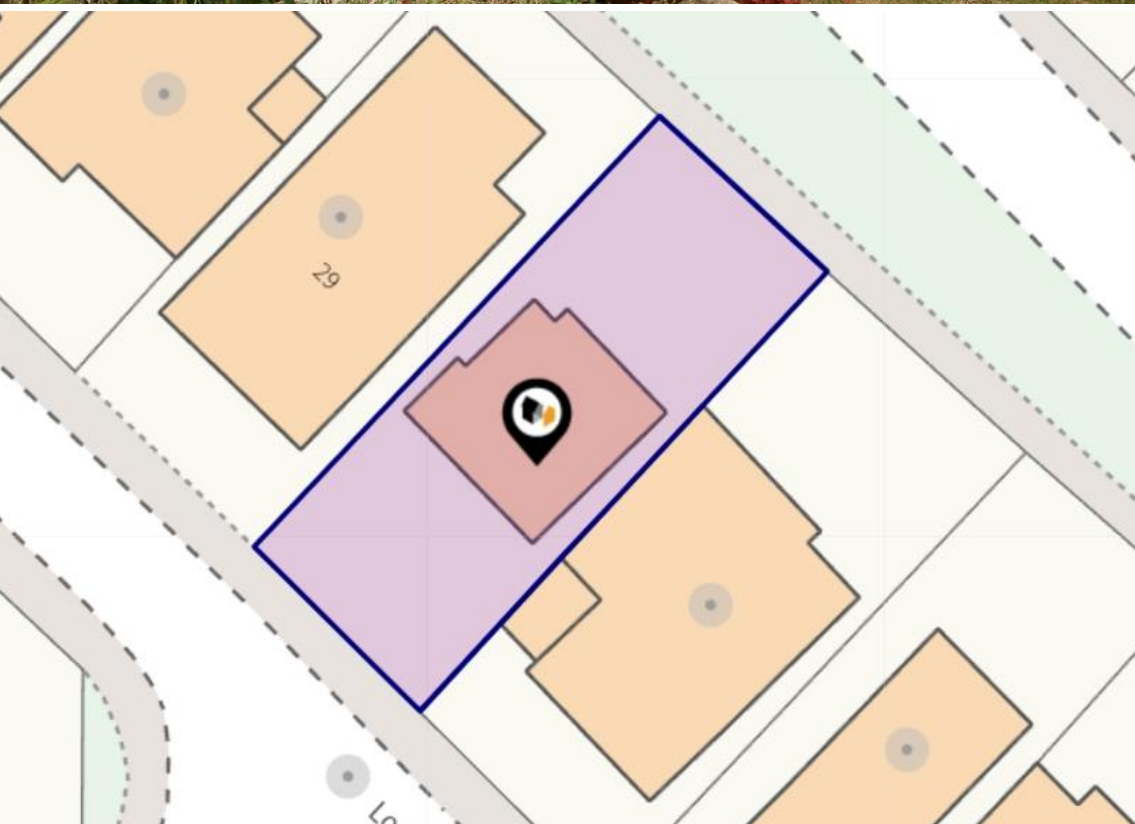
**VIEWING:** By arrangement with the agent's Lincoln Office...

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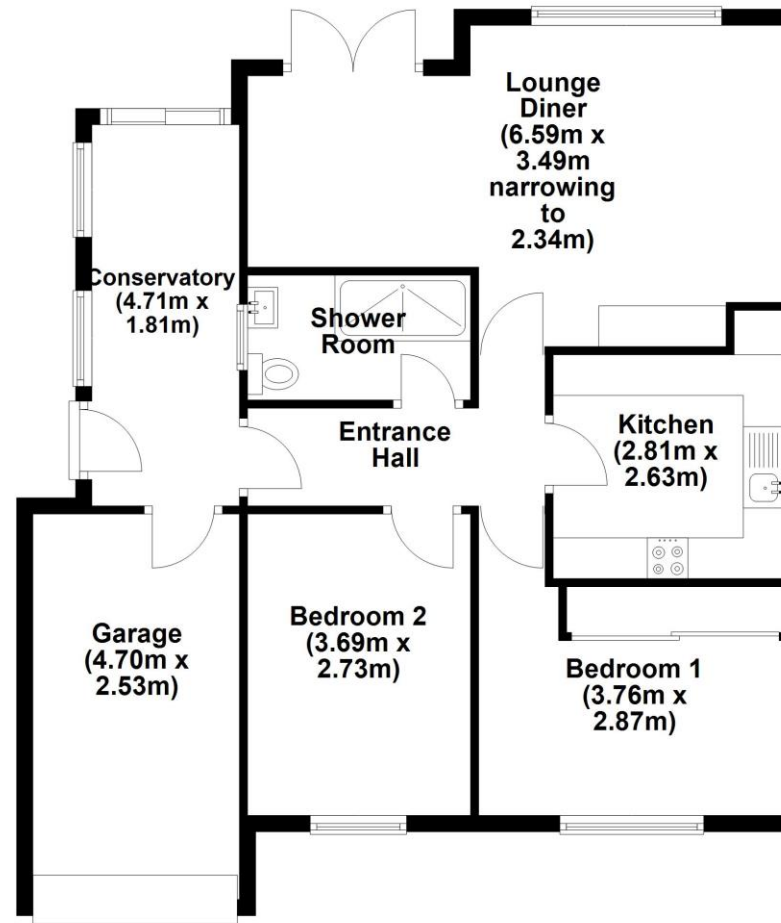








## Ground Floor



Total area: approx. 83.8 sq. metres (901.7 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

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