



**57 Lincoln Road**  
Metheringham, Lincoln. LN4 3EF

**BELL**



## 57 Lincoln Road Metheringham

This is a semi-detached three bedroom house situated in the popular large village of Metheringham. North facing with gated access to the front garden and driveway providing parking for multiple vehicles. The accommodation would benefit from a scheme of refurbishment and update and comprises; hallway, lounge/dining room, kitchen, conservatory to ground floor; landing, three bedrooms, bathroom and separate WC.

The property is being sold with an additional L-shaped plot of land which will be subject to a 30% overage clause for 10 years

### ACCOMMODATION

**Entrance Hallway** having part glazed front entrance door, carpeted floor, carpeted staircase up to the first floor, radiator, coving and decorative ceiling light. Door to

**Lounge / Dining Room** having north-facing window to the side aspect ; carpeted floor throughout, feature gas fireplace with decorative surround forming a focal point, two radiators, wall-mounted light fittings providing ambient lighting, coving. Glazed doors leading through to the conservatory, doorway providing direct access to:

**Kitchen** of spacious proportions with south facing window; having a range of fitted base and wall units, work surface areas with one and half bowl sink unit with drainer inset, gas hob with integrated oven below, concealed extractor vent hood built into the cabinetry. Vinyl / laminate wooden effect flooring, radiator, under stairs storage cupboard with sloping roof, tiled splash backs and strip lighting. Part-glazed door providing direct access to the rear garden.



**Conservatory** accessed directly from the living / dining room via glazed doors of uPVC-framed construction, polycarbonate roof allowing good natural light, fully enclosed with glazed elevations having vertical blinds fitted; power points. Door providing direct access to the rear garden.

#### First Floor

**Landing** with carpeted floor, loft access with loft ladder, decorative ceiling light. Doors leading to three bedrooms, family bathroom, and separate WC.

**Master Bedroom (Bedroom 1)** of generous proportions with north facing window; fitted wardrobes along both sides of the room with integrated hanging rails and shelving, additional built-in storage areas, carpeted floor, radiator and ceiling light.

**Bedroom 2** another well-proportioned double bedroom with south-facing aspect overlooking the rear garden; two built-in storage cupboards accessed via separate doors, carpeted floor, radiator and decorative ceiling light.

**Bedroom 3** (suitable as a bedroom, home office, or hobby room) with north facing window; built-in storage cupboard with shelving and hanging space, carpeted floor, radiator and decorative ceiling light.

**Family Bathroom** having south facing window; panelled bath, separate shower cubicle, wash hand basin set to vanity unit. Vinyl / laminate-effect flooring, fully tiled walls in complementary tones, decorative ceiling light.

**Separate Toilet** located beneath the loft access with east facing window and low level WC.

#### OUTSIDE

The front garden is enclosed with wooden fencing with gated access to the garden and gravel driveway providing ample parking, **Single Garage** with up and over door.

The rear garden is south facing with patio seating area, lawned area, and two outbuildings to include brick-built shed suitable for storage or workshop use and wooden garden shed.



A gate providing access into the additional plot. Fully enclosed side access pathway with hard standing surface enclosed by wooden fencing.

Additional Plot of Land included within the sale, being accessed directly from the rear garden via gated entrance, of L-shaped configuration. This plot extends beyond the main garden area, bounded by fencing and neighbouring residential properties, currently laid mainly to grass with areas of mature vegetation. Offers future potential subject to planning permission.

**NOTE:** An Overage Clause subject to 30% applies for a period of 10 years. Additional land sold as seen.

North Kesteven District Council – Tax band: B

ENERGY PERFORMANCE RATING; D

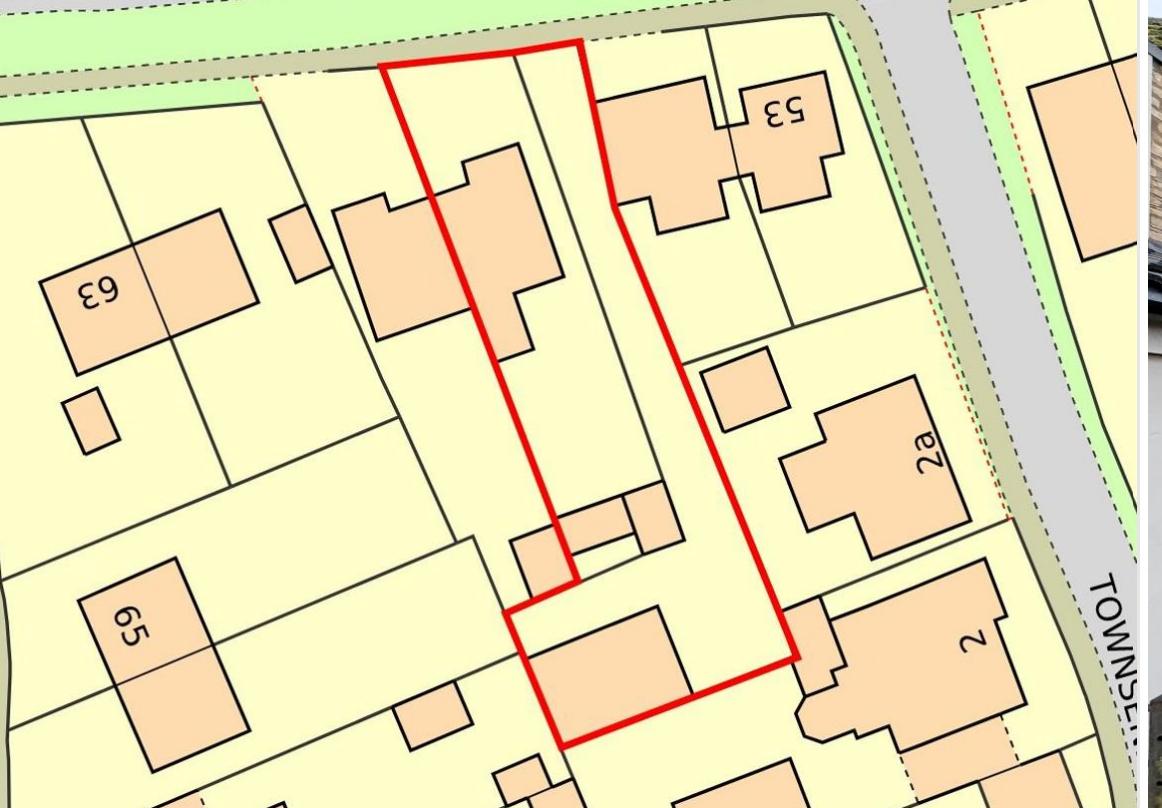
**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

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

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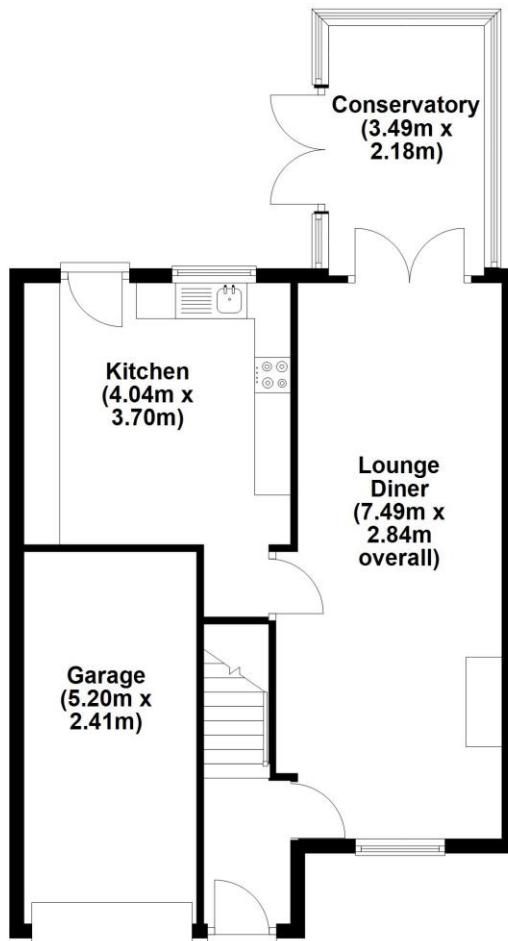
Brochure prepared 27.1.2026





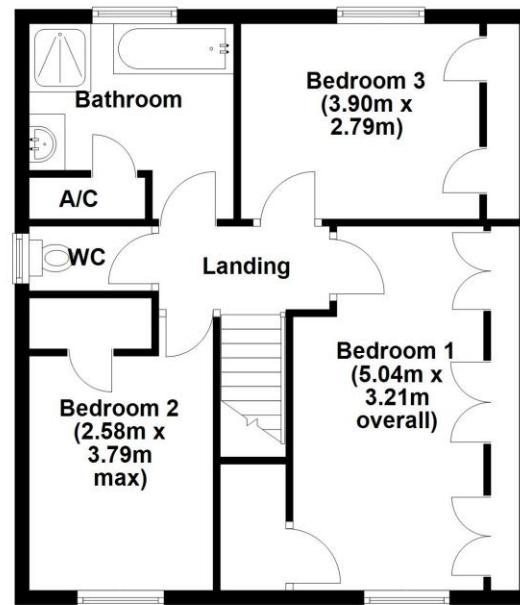
### Ground Floor

Approx. 64.0 sq. metres (689.1 sq. feet)



### First Floor

Approx. 54.2 sq. metres (582.9 sq. feet)



Total area: approx. 118.2 sq. metres (1272.0 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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