



Norman Crescent, Lincoln



£350,000

- Extended Detached Bungalow
- Three Bedrooms
- Three Reception Rooms
- Village Location
- Cul-De-Sac Position
- Enclosed Gardens
- Freehold
- EPC rating D



Newton Fallowell are pleased to offer for sale, this extremely well presented, Detached Bungalow in the popular Lincolnshire village of Metheringham. The village is well served with local amenities including shops, pubs, school and a Railway Station. The accommodation comprises: Porch, Inner Hallway, Lounge, Dining Room, Study Area, Garden Room, Kitchen, Utility Room, Three Bedrooms and two Shower Rooms. Outside, There are gardens, parking and a Garage. An internal inspection is highly recommended to appreciate this fine property.

Porch

Entrance Porch overlooking the front garden with entrance door and further door to kitchen.

Inner Hallway

Long Inner Hallway serving the rest of the property for access.

Lounge 20'3" x 16'1" Max.

Windows to front and side, radiator and a decorative fireplace surround.

Study Area 14'4" x 7'6"

Open plan from the lounge and having windows to rear and side, radiator and door opening onto the rear garden.



Dining Room 20' x 8'5"

Spacious room with window to rear, radiator and a door to the Utility Room.

Garden Room 16'1" x 9'11"

With radiator, door to rear and windows offering views of the rear and side garden areas.

Kitchen 12'6" x 7'7"

Window to front, range of base and eye level units with built-in oven and hob and an inset sink unit.

Utility Room 8'5" x 4'9"

With window to front, plumbing and appliance spaces.

Bedroom One 11'5" x 11' plus bay.

Bay window overlooking the rear garden, radiator, built-in wardrobes and access to:

En-suite Shower Room

with radiator, splash panels to walls, wash basin, W.C and shower enclosure.

Bedroom Two 12'8" x 8'5"

Window to rear, radiator and fitted bedroom furniture.

Bedroom Three 11'8" x 9'8"

Window to side, radiator and built-in wardrobes.

Shower Room

Window to front, towel radiator, wash basin, W.C, shower enclosure and wall tiling.

Outside

To the front of the property is a garden area with privacy hedging and a variety of shrubs with an adjacent block paved driveway and Single Garage. To the rear and side of the property are gardens with lawn and seating areas, Timber Gazebo and a variety of trees and shrubs.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR



NORMAN CRESCENT, METHERINGHAM, LN4 3DN

Whilst 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 as to their operability or efficiency can be given.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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