



Kings Road, Metheringham



**£245,000**

- Well Presented Detached Bungalow
- Two Double Bedrooms
- Ensuite & Bathroom
- 16ft Kitchen Diner
- Lounge & Garden Room
- Gardens, Driveway & Tandem Garage
- Freehold
- EPC rating D & No Chain



Well Presented and Spacious, Two Bedroom DETACHED BUNGALOW situated in the popular village of Metheringham to the southeast of Lincoln city with a variety of good amenities. No Onward Chain. The accommodation comprises Entrance Porch, Entrance Hall with storage, Lounge, Dining Kitchen, Garden Room, Two Double Bedrooms, Ensuite Shower Room to the Master and further Bathroom. Outside low maintenance gardens to the front, side and rear with Detached Tandem Garage and Driveway.

### Entrance Porch

Door to front aspect.

### Entrance Hall

Built in storage cupboard and built in double storage cupboard, loft access, laminate flooring and radiator.

### Lounge

14'11" x 14'10" (4.5m x 4.5m)

Window to front aspect, radiator and coving to ceiling.

### Dining Kitchen

16'0" x 10'6" (4.9m x 3.2m)

Window to rear aspect and door and window into the Garden Room. Fitted with a range of wall and base units with work surface over and drainer sink unit. Integrated appliances include a NEFF oven, five gas ring hob and extractor hood. Space and plumbing for washing machine, Space and plumbing for dishwasher, tiled flooring and radiator.



### Garden Room

12'0" x 8'1" (3.7m x 2.5m)

Door to side aspect, laminate flooring and radiator.

### Bedroom One

12'1" x 11'6" (3.7m x 3.5m)

Window to side aspect, radiator, coving to ceiling and built in shelved storage cupboard and fitted wardrobes.

### Ensuite

6'4" x 5'4" (1.9m x 1.6m)

Window to side aspect. Fully tiled and fitted with a low level wc, wash hand basin and shower cubicle. Chrome heated towel rail, extractor fan and tiled walls.

### Bedroom Two

11'6" x 8'1" (3.5m x 2.5m)

Window to front aspect, radiator and built in wardrobes.

### Bathroom

8'6" x 5'6" (2.6m x 1.7m)

Window to rear aspect. Fitted with a low level wc, wash hand basin and panelled bath with shower attachment. Radiator, extractor fan and tiled walls.

### Outside

The property is in a corner position with gravelled gardens to the front and side with driveway leading to the detached garage. To the rear of the property is an enclosed garden mainly lawned and with a paved patio eating area, shed and greenhouse.

### Detached Tandem Garage

27'8" x 10'2" (8.4m x 3.1m)

Up and over door, personal side door, window to rear aspect and power and lighting.

### Agents Note

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# Floorplan

## GROUND FLOOR



KINGS ROAD, METHERINGHAM LN4 3HT

While 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 misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Metropix 10/2024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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