



Highfields Rise,
Metheringham



£230,000

- Detached Bungalow
- 30ft Garage with Mechanics Pit
- Village Location
- Three Bedrooms
- Newly Fitted Kitchen Diner
- No Onward Chain
- Freehold
- EPC rating D



Three Bedroom, detached bungalow, located in the heart of Metheringham and ideally located within walking distance of the local shops, school and doctors. The property consists of newly fitted carpets and newly fitted kitchen diner, lounge, three bedrooms and family bathroom. Outside the property there are landscaped gardens to the front and rear and 30ft garage with workshop. The property is being sold with NO ONWARD CHAIN.

Kitchen Diner

3.40m x 4.93m (11'2" x 16'2")

Windows to front and side aspect, external door to side aspect. Fitted with a range of wall and base units with worktops over, space and plumbing for washing machine and dishwasher, space and gas supply for cooker, space for fridge freezer, storage cupboard and radiator.

Inner Hall

Window to side aspect

Lounge

3.22m x 4.93m (10'7" x 16'2")

Window to front aspect, feature fireplace and radiator.

Bedroom One

3.16m x 3.84m (10'5" x 12'7")

Window to rear aspect, fitted wardrobes and radiator.



Bedroom Two

3.47m x 2.64m (11'5" x 8'8")

Window and external door to rear aspect and radiator.

Bedroom Three

2.54m x 2.01m (8'4" x 6'7")

Window to side aspect and radiator.

Bathroom

2.08m x 2.12m (6'10" x 7'0")

Window to side aspect and fitted with panel bath with shower over, low level WC, wash hand basin and radiator.

Outside Front

Landscaped south facing garden with mature plants and bushes, car port, driveway with ample parking, leading to garage.

Outside Rear

Landscaped enclosed garden with gravelled raised bed and patio area.

Garage

2.93m x 9.18m (9'7" x 30'1")

Up and over door, personal door to side aspect, power, lighting, inspection pit and workshop.

Agent 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.

Floorplan

GROUND FLOOR
1088 sq ft. (101.0 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq ft. (101.0 sq.m.) approx.
These floorplans are for information only. They are not intended to be used as a basis for any legal proceedings. The information is provided as a guide only. The actual floor area may vary slightly from the information provided. The information is provided as a guide only. The actual floor area may vary slightly from the information provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk