



Leighfields Drive,  
Metheringham



**£290,000**

- Detached House
- Three Bedrooms
- En Suite to Master
- Kitchen Diner
- Corner Plot
- Built in Appliances
- Freehold
- EPC rating B



Recently constructed in July 2023 in this popular village development this "Hampton" style detached house offers three bedrooms with en suite to master, kitchen diner with built in appliances including double oven, dishwasher and fridge freezer. Bi fold doors from the lounge open onto an extended paved patio and garden with the downstairs of the property also featuring underfloor heating. There is also a large downstairs cloakroom and family bathroom completing the accommodation with parking to the side of the house.

### Entrance

Part glazed door leading into hallway with stairs to first floor and downstairs cloakroom.

### Downstairs Cloakroom

Low level wc, hand basin and window to front and side aspect.

### Kitchen Diner

4.82m x 3.66m (15'10" x 12'0")

Window to front and rear, french doors to garden, base and eye level units, worktop with sink, integrated washing machine and appliances included, eye level double oven, gas hob with extractor, integrated dishwasher and fridge freezer.





## Lounge

5.12m x 3.6m (16'10" x 11'10")

Windows to front and side and bi fold doors to extended patio.

## Landing

Stairs from hallway.

## Bedroom 1

4.03m x 3.66m (13'2" x 12'0")

Windows to front and rear elevations and en suite shower room.

## En Suite Shower Room

Shower cubicle, wash basin and low level wc.

## Bedroom 2

3.66m x 2.8m (12'0" x 9'2")

Windows to front and rear.

## Bedroom 3

2.46m x 2.3m (8'1" x 7'6")

Window to side.

## Bathroom

2.49m x 1.78m (8'2" x 5'10")

Window to front, panelled bath, low level wc and wash basin.



### Outside

Block paved driveway to the side gives parking and to the rear there is a paved patio and lawned garden enclosed by fencing.

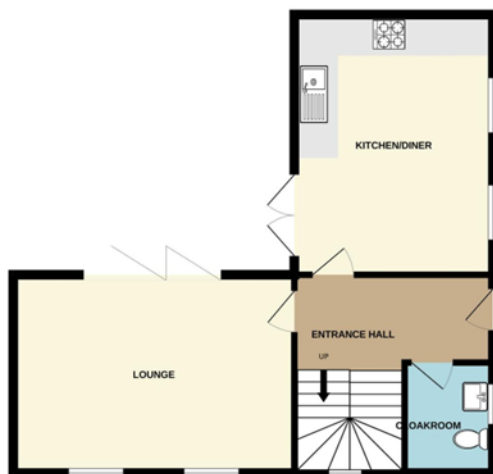
### Agents Note

Freehold, there is a management fee for the site of £125 per year as of 2025. 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.

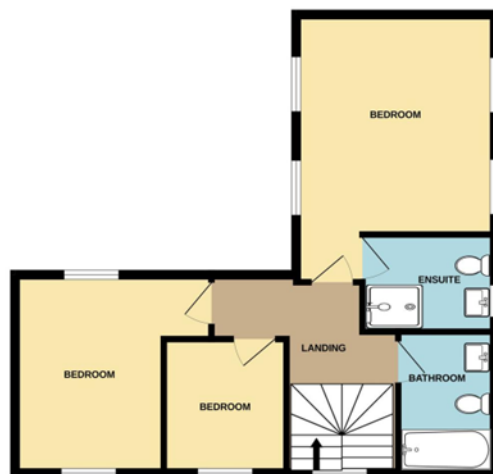


# Floorplan

GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



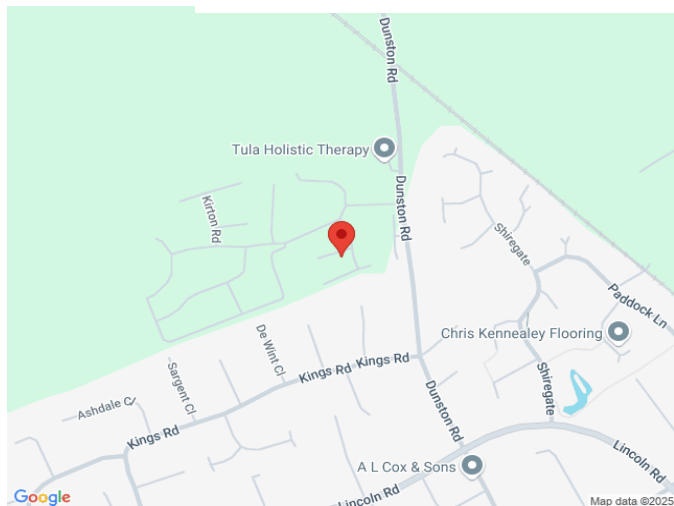
1ST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



LEIGHFIELDS METHERINGHAM LN4 3FQ

TOTAL FLOOR AREA : 1078 sq.ft. (100.1 sq.m.) approx.

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		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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