



Dunston Road, Metherringham



### Offers over £500,000

- Detached Family Home
- Two Receptions & Kitchen Diner
- Four Double Bedrooms
- En-Suite & Ground Floor Shower Room
- Village Location
- Driveway & Garage
- Privately Positioned
- EPC rating B





This deceptively spacious detached family home enjoys a private position close to the village centre of Metherringham. The village offers a good range of vibrant local amenities, including shops, schools, pubs and restaurants, various food outlets, a village swimming pool, squash courts and a gym and library. The village is serviced by its own doctors and post office, and pharmacy. Added to this there is comprehensive public transport facilities with buses to Lincon, Boston, Sleaford and Woodhall Spa as well a railway station with the line servicing Lincoln to Peterborough and the associated onward connections, including a commuter line direct to London.

The property is approached via a remote controlled and electric gated driveway and offers generous and flexible accommodation comprising - Entrance Hall with a gallery landing, Kitchen/Diner/Family room with granite worktops and integrated appliances, Lounge with a vaulted ceiling, Study, Shower Room, further Sitting Room and Utility Room. There is also the opportunity, as was done by the current owners to make the study, shower room and sitting room into an annex for family members. To the first floor, there are Four Bedrooms, including a Master with En-suite, and a Family Bathroom. Outside, the property boasts generous gardens with decorative patio areas, mature flower beds, a Double Garage, and ample parking to the gated driveway, providing plenty of space for family living in a peaceful setting.

The property also benefits from Gas Central Heating, uPVC Double Glazing, and Underfloor Heating throughout the downstairs.





## Entrance Hall

Spacious entrance hall with Indian slate tiles, two velux sky lights, large understairs storage cupboard, underfloor heating and stairs leading to the first floor with gallery landing.

## Open Plan Kitchen/Diner/Family Room 24'5" x 14'8" (7.4m x 4.5m)

Window to side aspect and bi-folding doors to the front aspect, This recently bespoke fitted kitchen offers space and luxury with fitted base units with granite worktops over, oak wall shelves to the sides of the range cooker, double butler sink, freestanding electric range cooker with 7 burner gas hob and feature extractor above, integrated wine chiller and dishwasher, space for USA style fridge freezer with water connection, large Island with storage under both sides, underfloor heating, granite worktop and solid oak breakfast bar.

## Lounge 18'9" x 18'2" (5.7m x 5.5m)

Window and patio doors to the side aspect, vaulted ceiling, wooden flooring, feature fireplace and underfloor heating.

## Sitting Room 14'8" x 11'3" (4.5m x 3.4m)

Bay window to the front aspect, wooden flooring and underfloor heating.

## Study 11'8" x 7'5" (3.6m x 2.3m)

Two windows to rear aspect, door to garage and underfloor heating.

## Shower Room

With fully tiled double shower cubicle, wash hand basin, low level WC, wooden flooring, heated towel rail and underfloor heating.

## Utility Room 7'6" x 6'3" (2.3m x 1.9m)

External door to rear aspect and fitted with a range of base and wall units. At the same time and with the same unit as the kitchen with granite worktops over, butler sink and space and plumbing for washing machine and tumble dryer. Underfloor heating. heating.

## First Floor Landing

Spacious gallery landing with two velux skylights.

## Bedroom One 24'5" x 11'8" (7.4m x 3.6m)

With velux skylight to front aspect, two radiators, spacious walk-in wardrobe and storage cupboard and radiator.





## Ensuite

With a fully tiled single shower cubicle, wash hand basin, low level WC, radiator, heated towel rail and Velux roof light and LVT flooring.

## Bedroom Two 14'7" x 11'3" (4.4m x 3.4m)

Two windows to the front aspect and two radiators.

## Bedroom Three 15'9" x 11'4" (4.8m x 3.5m)

With two skylight windows to the front aspect, airing cupboard and two radiators.

## Bedroom Four 11'5" x 11'3" (3.5m x 3.4m)

With window to the rear aspect and two radiators.

## Family Bathroom

Fitted with feature freestanding bath with mixer tap, low level WC, wash hand basin, single shower cubicle, heated towel rail.

## Outside

The property is approached by a private gated driveway, leading to an integral double garage and ample parking space. The garage has a rear door to the back garden as well as powered remote control garage door. The garage also has a range of kitchen units, currently used for crafting and hobbies. It also benefits from having plumbing for domestic appliances and the gas boiler is housed in the garage.

The front of the property also benefits from decorative patio areas and well maintained lawned garden. To the rear of the property there is a private lawned garden with one summer house with electric, and a children's playhouse, as well as storage buildings (one less than 5 months old), decking area, patio, mature garden and a range of established native trees and woodland garden.

## Agent Notes

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**GROUND FLOOR**  
1623 sq.ft. (150.8 sq.m.) approx.



**1ST FLOOR**  
1223 sq.ft. (113.6 sq.m.) approx.

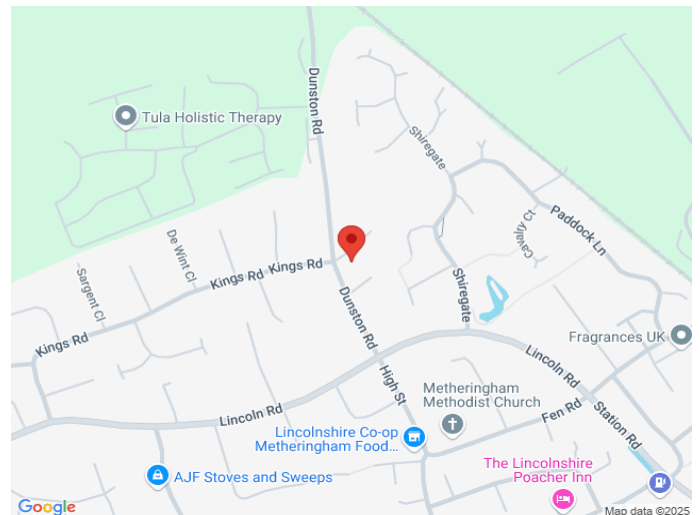


12A DUNSTON ROAD, METHERINGHAM

TOTAL FLOOR AREA : 2847 sq.ft. (264.5 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		
81-91	B	87 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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