



Paddock Lane, Metherringham



4



3



3

£375,000



Key Features

- Detached Family House
- Three Reception Rooms
- Four Bedrooms
- NO ONWARD CHAIN
- Popular Village Location
- Well Presented Through Out
- EPC rating D
- Freehold





Four bedroom detached family home. This well presented four bedroom house has been fully decorated through out and extended to the rear to make a spacious Open Plan Kitchen, Living Dining Area. Located in the sought after village of Metherringham and within walking distance of the local Primary School, Co-op, Swimming Pool and other village amenities.

The property also benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.



The property consists of Entrance Hall, Lounge, Snug, Office, Open Plan Kitchen Living Diner and WC to the ground floor. To the first floor there are Four Double Bedrooms with En-Suite to Main and Family Bathroom. Outside the property to the front there is a gated block paved driveway with room for upto Five cars. TO the rear of the property there is a split level lawned garden with decking area and patio with large shed.



Entrance Hall 4.84m x 1.82m (15'11" x 6'0")
External door to front aspect, stairs to first floor and radiator.

Lounge 4.84m x 3.3m (15'11" x 10'10")
Window to front aspect, feature fireplace and radiator.

Snug 4.84m x 2.82m (15'11" x 9'4")
Window to front aspect, built in storage units and radiator.

Study 3.11m x 2.6m (10'2" x 8'6")
Patio doors to rear aspect and radiator.

Open Plan Kitchen Living Area 8.41m x 5.34m (27'7" x 17'6")

Fitted with a range of wall and base units with worktops over, range cooker with extractor over, sink with drainer, integrated dishwasher, space and plumbing for washing machine, space for fridge freezer, and breakfast bar. The dining area has windows to all aspects and external doors to side aspect.

WC 1.56m x 0.92m (5'1" x 3'0")
Window to front aspect and fitted with low level WC, wash hand basin and radiator.

Landing 3.65m x 1.98m (12'0" x 6'6")
Airing cupboard and access to roof space.

Bedroom One 3.36m x 5.94m (11'0" x 19'6")
Dual windows to front aspect and radiator.

En-Suite 1.48m x 2.96m (4'11" x 9'8")
Window to side aspect and fitted with walk in shower unit, low level WC, wash hand basin, heated towel rail and extractor.

Bedroom Two 3m x 3.64m (9'10" x 11'11")
Window to front aspect, fitted wardrobes and radiator.

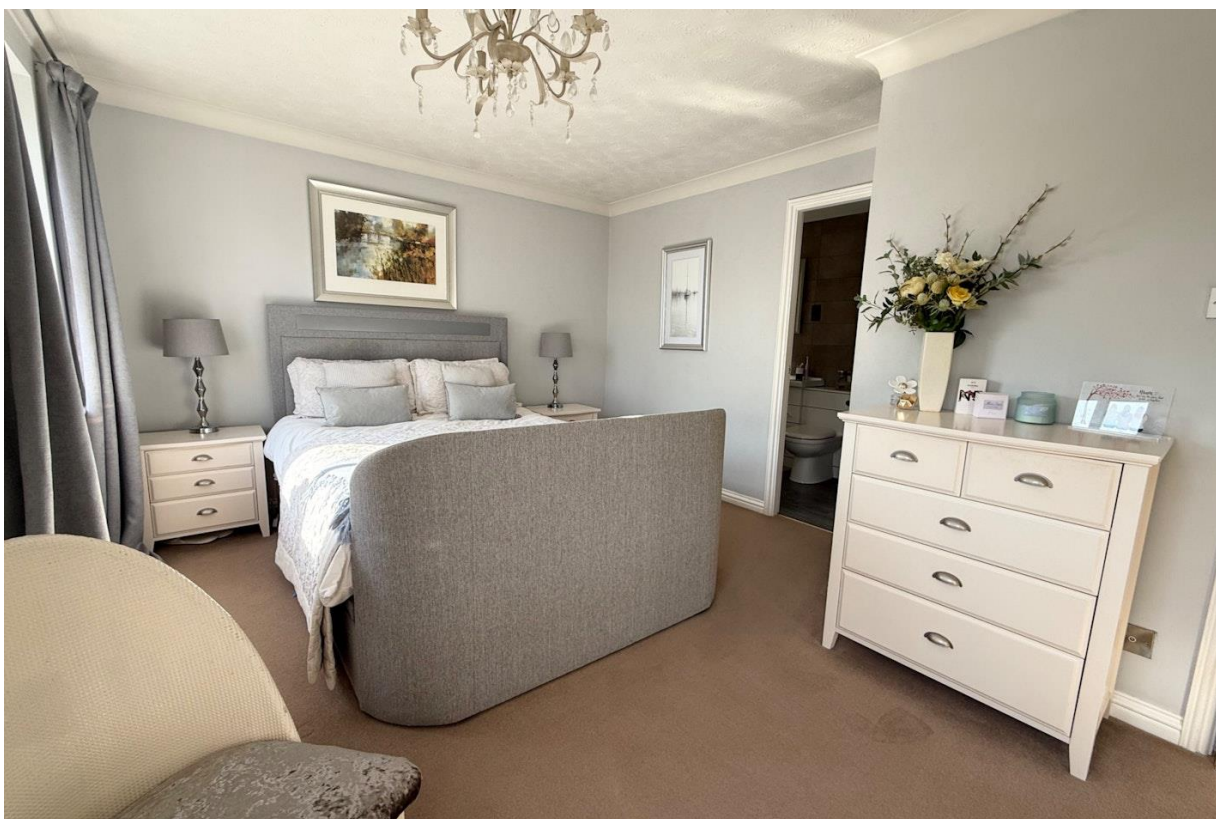
Bedroom Three 3m x 3.71m (9'10" x 12'2")
Window to rear aspect and radiator.

Bedroom Four 2.96m x 3.11m (9'8" x 10'2")
Window to rear aspect and radiator.

Bathroom 1.98m x 1.64m (6'6" x 5'5")
Window to rear aspect and fitted with a panel bath with shower over, low level WC, wash hand basin, extractor and radiator.

Outside Front
Gated block paved driveway with room for up to five cars.

Outside Rear
Enclosed split level lawned garden with decking area and patio area with large shed.



Agent Note

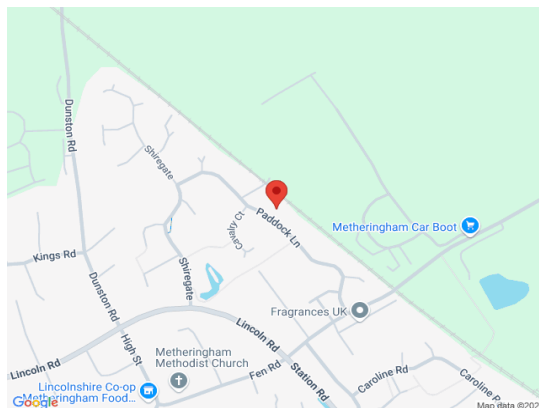
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51 PADDOCK LANE, METHERINGHAM
TOTAL FLOOR AREA : 1567 sq.ft. (145.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 for 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		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		