



Barley Close, Metherringham



£195,000

- Semi-Detached House
- Popular Village Location
- Detached Garage & Driveway
- NO ONWARD CHAIN
- Three Bedrooms
- uPVC & GCH
- Freehold
- EPC rating D



THREE BEDROOM Semi-Detached House located in the sought after village of Metherringham. Perfectly positioned within walking distance of the local shops, train station, schools and other village amenities. Also offering excellent road links to both Lincoln and Sleaford.

The property comprises of Entrance Hall, Lounge and Kitchen Diner to the ground floor. To the first floor there are Three Bedrooms and Family Bathroom. Outside the property to the front there is a block paved and gravel driveway leading to a Detached Single Garage. To the rear of the property, there is an enclosed lawned garden with raised patio area.

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

Entrnace Hall

External door to front aspect and stairs to first floor.

Lounge

3.59m x 4.6m (11'10" x 15'1")

Window to front aspect and radiator.



Kitchen Diner

4.5m x 3.35m (14'10" x 11'0")

Dual windows to rear aspect, external door to side aspect and fitted with a range of wall and base units with worktops over, sink with drainer, single electric oven, four burner gas hob with extractor over, space and plumbing for both dishwasher and washing machine, space for fridge freezer and understairs cupboard.

Landing

With access to the roof space and airing cupboard.

Bedroom One

3.59m x 2.88m (11'10" x 9'5")

Window to front aspect, fitted wardrobe and radiator.

Bedroom Two

2.52m x 2.94m (8'4" x 9'7")

Window to rear aspect and radiator.

Bedroom Three

1.98m x 2.94m (6'6" x 9'7")

Window to rear aspect and radiator.

Bathroom

1.68m x 2.14m (5'6" x 7'0")

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

Outside

To the front of the property, there is a block paved driveway leading to a single detached garage and graveled area providing extra parking. To the rear of the property there is an enclosed lawned garden with raised patio area.

Garage

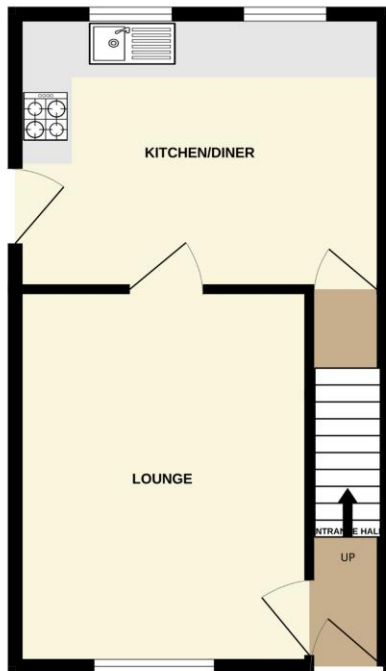
With an up and over door, power and lighting.



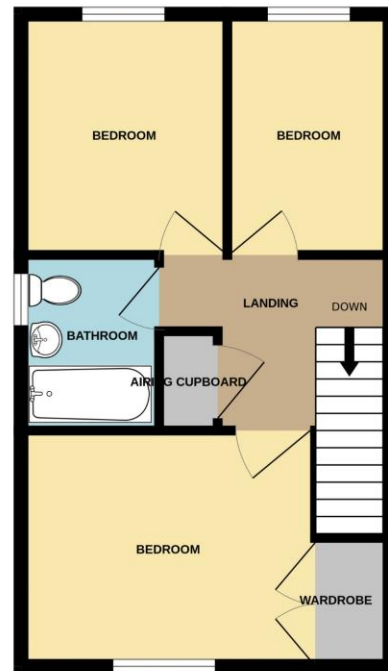
Agent Note

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GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



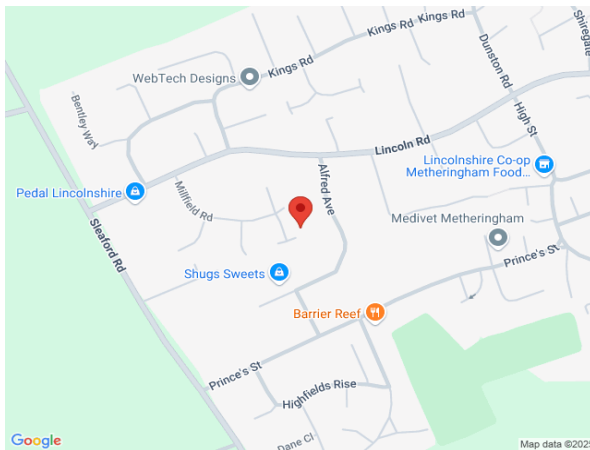
1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



4 BARLEY CLOSE, METHERINGHAM LN4 3XB

TOTAL FLOOR AREA : 771 sq.ft. (71.6 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		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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