



Morden Close, Metherringham



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Guide price £115,000

- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'
- Three Bedroom
- Detached Bungalow
- Village Location
- NO ONWARD CHAIN
- Freehold
- EPC rating E



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £115,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

***** IN NEED OF FULL RENOVATION ***** Three Bedroom Detached Bungalow located in the popular village of Metherringham. The village offers a host of amenities including Primary School, Doctors, Co-op and Train Station.

The accommodation on offer comprises Entrance Hall, Lounge Diner, Kitchen, Three Bedrooms and Bathroom. Externally the property offers a driveway leading to a single garage. To the rear of the property there is an enclosed garden with mature trees and shrubs. The property is in need of full renovation through out and is being sold with NO ONWARD CHAIN.

Entrance Hall

External door to front aspect and access to roof space.

Lounge Diner

2.82m x 5.44m (9'4" x 17'10")

Windows to front and side aspect, feature gas fire with surround and radiator.



Kitchen

3.01m x 3.31m (9'11" x 10'11")

Window and external door to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, free standing electric cooker, space and plumbing for washing machine and space for fridge freezer.

Bedroom One

3.04m x 3.59m (10'0" x 11'10")

Window to front aspect, fitted wardrobe and radiator.

Bedroom Two

3.04m x 3.1m (10'0" x 10'2")

Window to rear aspect, storage cupboard and radiator.

Bedroom Three

2.11m x 2.27m (6'11" x 7'5")

Window to rear aspect and radiator.

Bathroom

3.31m x 2.43m (10'11" x 8'0")

Window to rear aspect and fitted with panel bath, low level WC, wash hand basin, radiator and airing cupboard.

Outside

To the front of the property there is a driveway leading to single garage. To the rear of the property there is an enclosed garden with mature trees and shrubs.

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



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		
69-80	C		76 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590
lincoln@newtonfallowell.co.uk