



Alfred Avenue, Metherringham



£150,000

- Semi-Detached House
- Two Bedrooms
- In Need Of Modernisation
- Popular Village Location
- Large Garden
- Driveway & Out Buildings
- Freehold
- EPC rating C



*****MODERNISATION NEEDED*****. Spacious TWO BEDROOM Semi-Detached House Located in the sought after village of Metherringham. Perfectly positioned within walking distance of the local School, Shops, Doctors and Train Station.

The accommodation comprises Entrance Hall, Lounge Diner and Kitchen to the ground floor. To the first floor there are Two Double Bedrooms and Family Bathroom. Outside the property to the front there is a driveway with room for Three Cars and to the rear of the property there are two outbuildings and a spacious garden laid to lawn.

The property needs renovation and modernisation.

Entrance Hall

External door to front aspect and stairs to the first floor.

Lounge Diner

5.91m x 3.32m (19'5" x 10'11")

Windows to front and rear aspect and radiators.

Kitchen

3m x 2.93m (9'10" x 9'7")

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



Landing

Access to roof space.

Bedroom One

2.67m x 4.27m (8'10" x 14'0")

Window to front aspect, storage cupboard and radiator.

Bedroom Two

3.15m x 3.15m (10'4" x 10'4")

Window to rear aspect, storage cupboard and radiator.

Bathroom

2.07m x 1.65m (6'10" x 5'5")

Window to rear aspect and fitted with panel bath with shower over, sink with drainer, low level WC, extractor and radiator.

Outside

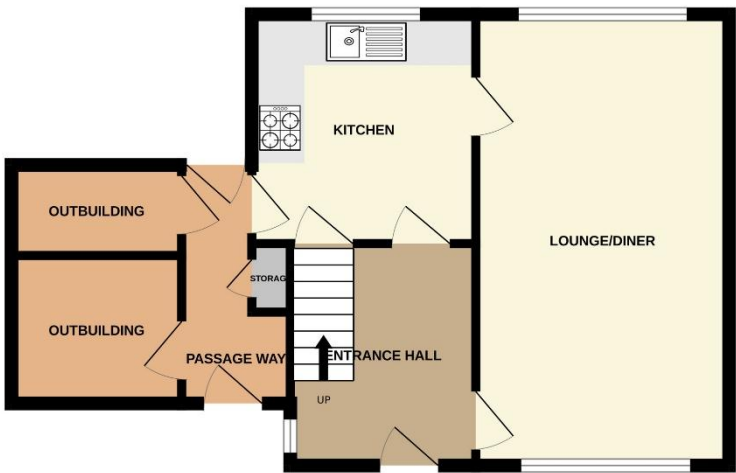
To the front of the property there is a concrete driveway with room for three cars. To the rear of the property there are two outbuildings and a spacious lawned garden.

Agent Note

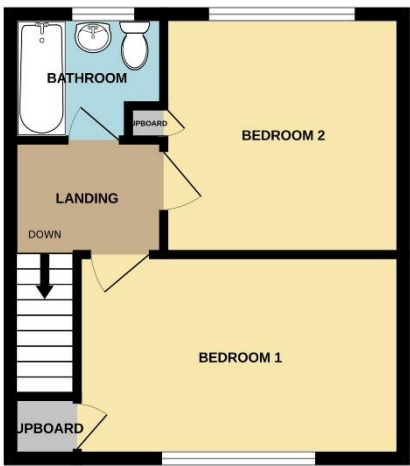
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Floorplan

GROUND FLOOR



1ST FLOOR



25 ALFRED AVENUE, METHERINGHAM, LN43EJ

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	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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