



Sleaford Road, Metherringham



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**£210,000**

- Extended Semi-Detached Bungalow
- Village Location
- NO ONWARD CHAIN
- Three Bedrooms
- Outbuilding & Gardens
- Two Reception Rooms
- Tenure: Freehold
- EPC Rating D





Extended THREE BEDROOM Semi-Detached Bungalow located in the sought after village of Metherringham. Perfectly positioned within walking distance of the local School, Shops, Doctors and Train Station. The property further benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

The accommodation of offer comprises Lounge, Kitchen, Utility, Dining Room, Conservatory, Three Bedrooms and Family Bathroom. Externally, the front of the property has a spacious driveway with room for up to six cars. To the rear of the property there is an enclosed landscaped lawned garden with raised patio and outbuilding.

#### **Kitchen 8'11" x 9'8" (2.7m x 2.9m)**

Fitted with a range of wall and base units with worktops, sink with drainer unit and door to the utility room.

#### **Utility Room 7'3" x 7'9" (2.2m x 2.4m)**

With window to the rear aspect, wall and base units with worktops and door to the rear aspect.



### Front Hall

With window to the side aspect.

### Lounge 16'7" x 10'5" (5.1m x 3.2m)

With window to the front aspect, gas fireplace and two radiators.

### Dining Room 12'4" x 9'6" (3.8m x 2.9m)

With an opening to the kitchen and radiator.

### Rear Hall

With access to two storage cupboards.

### Bedroom One 9'8" x 10'6" (2.9m x 3.2m)

With window to the side aspect, fitted wardrobe and drawers and a radiator.

### Bedroom Two

With a fitted wardrobe and radiator.





### Conservatory 9'6" x 7'8" (2.9m x 2.3m)

With windows to the front and side aspects and a door leading to the front of the property.

### Bedroom Three 11'5" x 6'2" (3.5m x 1.9m)

With window to the rear aspect and radiator.

### Bathroom

With window to the rear aspect, low level WC, wash hand basin, panelled bath with shower over and radiator.



### Outside

To the front of the property there is a spacious driveway with room for up to six cars. To the rear of the property there is a landscaped lawned garden with raised patio.

### Outbuilding 9'5" x 16'4" (2.9m x 5m)

With window to the front and side aspects, sink and access to shed space with a window to the front aspect.

### Agents 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.

GROUND FLOOR  
989 sq.ft. (91.9 sq.m.) approx.

OUTBUILDING  
231 sq.ft. (21.4 sq.m.) approx.



57 SLEAFORD ROAD, METHERINGHAM, LN4 3DG

TOTAL FLOOR AREA : 1220 sq.ft. (113.3 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		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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