





- Perfect Investor Buy With Tenant In Situ
- Well-Presented Throughout
- Low Maintenance Gardens
- Three-Piece Suite Bathroom
- Semi-Detached Bungalow
- Ample Parking & Garage
- Cul-De-Sac Position
- Village Location

Rossington Close, Metheringham, LN4 3DS
£184,950

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Starkey&Brown are delighted to offer for sale this two-bedroom semi-detached bungalow, situated on Rossington Close in the popular village of Metheringham. The property is currently tenanted, with the owners ideally looking to sell with the existing tenants in situ, making this an excellent opportunity for investors seeking a property with an established rental income from completion. The property offers a practical layout, briefly comprising a lounge diner positioned to the rear, providing a comfortable space for relaxing and dining, with access through to the conservatory overlooking the garden. The kitchen offers useful storage and worktop space, while there are two bedrooms positioned towards the front of the property. A family bathroom fitted with a three-piece suite completes the internal layout. Externally, the property benefits from a low-maintenance garden, together with a long driveway extending alongside the bungalow and providing off-road parking. There is also a single garage, offering useful additional parking or storage. Further benefits include gas central heating, uPVC double glazing and a boiler installed in March 2025. Metheringham is a popular village offering a good range of everyday amenities, including local shops, supermarkets, cafés, pubs, a primary school and other village facilities. Metheringham railway station provides convenient rail connections towards Lincoln and Sleaford, making the village appealing for commuters. Lincoln city centre is also within reach, offering a wider range of shopping, restaurants, leisure facilities and employment opportunities. Council tax band: B. Freehold.





Side access through to:
uPVC door leading to:

Hallway
Wood-effect flooring, loft is part-boarded for extra storage, a radiator, and a storage cupboard. Access leading to:

Kitchen
10' 9" x 9' 5" (3.27m x 2.87m)
Having a range of matching wall and base units with countertops, space and plumbing for a washing machine, space for a dishwasher, a stainless steel sink with mixer tap, a uPVC door leading to the rear garden, a uPVC double-glazed window to the rear aspect, a wall-mounted boiler (fitted March 2025 and serviced annually), a 4-ring gas hob with overhead extractor fan, an integrated microwave and an integrated electric oven and space for a fridge freezer.

Lounge Diner
16' 4" x 10' 0" (4.97m x 3.05m)
Having uPVC sliding doors leading to the conservatory, laminate flooring, a radiator, a feature fireplace, and a coved ceiling.

Bedroom 1
12' 9" x 10' 0" (3.88m x 3.05m)
Having a uPVC double-glazed window to the front aspect, a coved ceiling, carpeted, fitted storage, and a radiator.

Bedroom 2
9' 5" x 7' 9" (2.87m x 2.36m)
Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, and a coved ceiling.

Bathroom
7' 1" x 6' 2" (2.16m x 1.88m)
Three-piece suite comprising low-level WC, wash hand basin, panelled jacuzzi bath with overhead shower, a frosted double-glazed window to the side aspect, tiled flooring, tiled walls and a radiator.

Conservatory
11' 0" x 7' 7" (3.35m x 2.31m)
Being of uPVC construction, patio doors leading to the rear, tiled flooring, and a radiator.

Outside Front
Block paved driveway extending to the side, low-maintenance garden with access to the garage.

Garage
Having an electric up-and-over door, side door access, power, and electrics. Security light on the garage for safe parking.

Outside Rear
Fully fenced surround, lawned area, and gate leading to the side.

Agents Note
The property is tenanted. The current landlords are hoping to sell with the tenant in situ. Please contact Starkey&Brown if you want to purchase as a main residence.



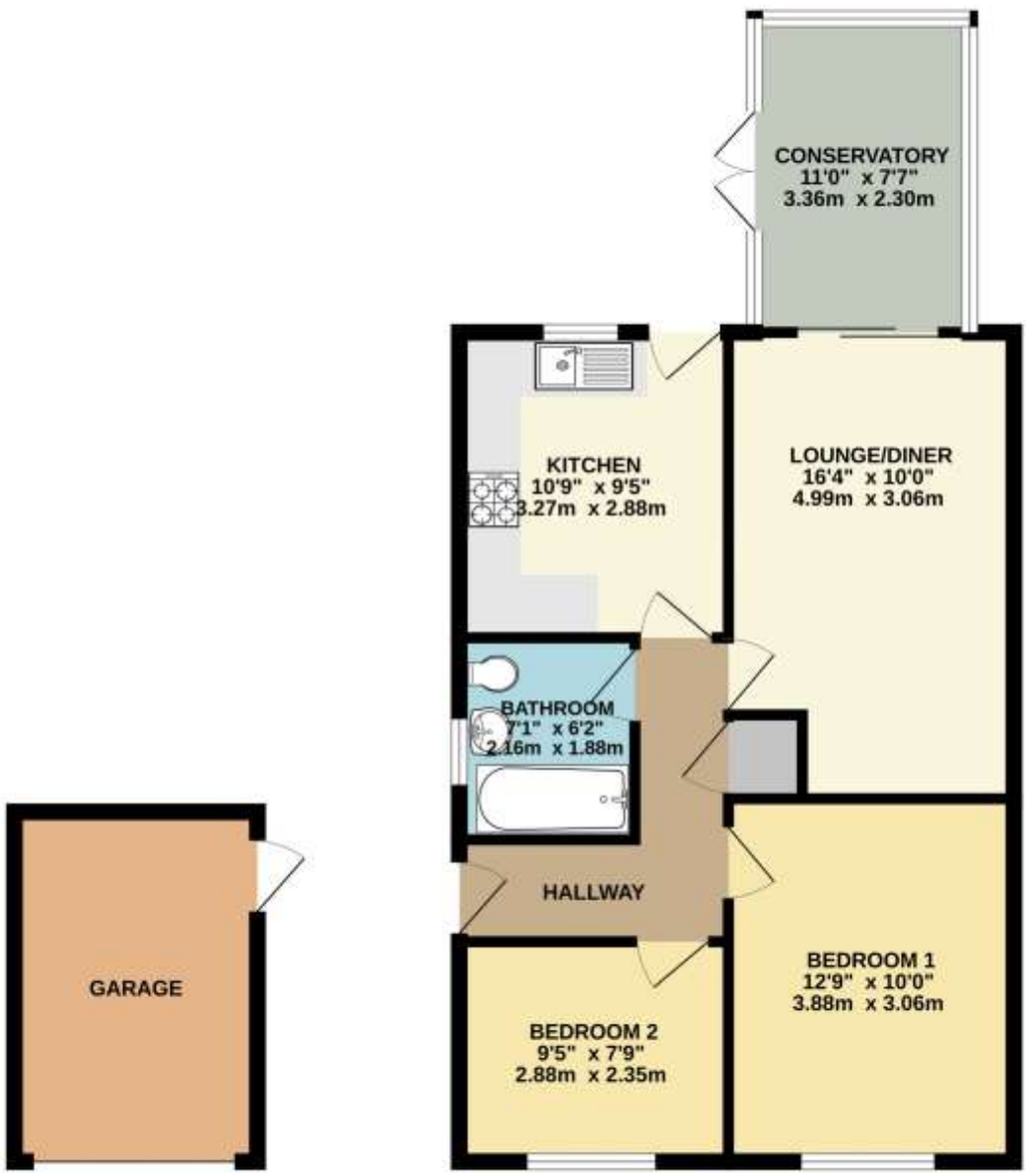








GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 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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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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