



- Immaculately Presented Bungalow
- Modern Kitchen/Diner
- Cul-De-Sac Position
- Private Enclosed Rear Garden

- Three Generous Bedrooms
- Four Piece Bathroom Suite
- Single Attached Garage
- Peaceful Village Living

Wesley Close, Metherringham, LN4 3UF
£280,000





Starkey&Brown are delighted to offer for sale this immaculately presented three-bedroom detached bungalow, ideally positioned within the popular village of Metherringham. Having been fully refurbished by the previous owners, with the current owner carrying out further upgrades and improvements, this impressive home is presented in turn-key condition throughout, allowing the next owners to simply move in and enjoy. The accommodation briefly comprises a welcoming entrance hall leading into a contemporary kitchen/diner, offering excellent worktop and storage space and providing a practical and sociable space for everyday living. To the front aspect of the property is a beautiful lounge, providing a bright and comfortable principal living space. There are three well-proportioned bedrooms, together with a stunning modern four-piece suite family bathroom, finished to a high standard. Externally, the rear garden is private and enclosed and predominantly laid to lawn, complemented by a patio seating area, creating the perfect setting for outdoor dining, entertaining or simply relaxing. To the front there is a driveway providing off-street parking, together with a single garage featuring an electric door, offering secure parking or useful additional storage. Further benefits include gas central heating and full uPVC triple glazing throughout. Wesley Close is ideally positioned within the highly regarded village of Metherringham, which offers an excellent range of local amenities including a Co-op supermarket, independent shops, schools, doctors' surgery, pharmacy and regular bus and rail services providing convenient access towards Lincoln and surrounding areas. The village also offers a strong community atmosphere while being approximately a short drive from Lincoln city centre. Council tax band: C. Freehold.



uPVC composite door leading into:

Entrance Hall

Laminate flooring, a radiator, and access into:

Living Room

15' 3" x 14' 4" (4.64m x 4.37m)

Having a uPVC window to the front aspect, carpeted, a radiator, and LED lighting.

Kitchen Diner

17' 11" x 9' 11" (5.46m x 3.02m)

Having a range of matching wall and base units with countertops, a stainless steel sink with mixer tap, four-ring gas hob with overhead extractor fan, space and plumbing for a washing machine and a tumble dryer, integrated electric double oven, space and plumbing for a fridge freezer, uPVC triple-glazed windows to the front and side aspects, uPVC doorleading to the side, laminate flooring and a radiator.

Bedroom 1

12' 0" x 11' 11" (3.65m x 3.63m)

Having a uPVC triple-glazed window to the rear aspect, carpeted, a radiator, a coved ceiling, and wardrobes.

Bedroom 2

10' 0" x 9' 11" (3.05m x 3.02m)

Having a uPVC triple-glazed window to the rear aspect, carpeted, a radiator, and a coved ceiling.

Bedroom 3

8' 11" x 7' 11" (2.72m x 2.41m)

French doors to the rear, laminate flooring and a radiator.

Bathroom

9' 0" x 8' 1" (2.74m x 2.46m)

Four-piece suite comprising low-level WC, wash hand basin with under storage, panelled bath with hand-held shower, walk-in shower cubicle, tiled walls, frosted triple-glazed windows to the rear aspect and a mirror cabinet with storage.

Outside Front

Block paved driveway and stone-laid area which can be utilised as additional parking. Access to garage.

Garage

Having an electric roller door, power, and electrics.

Outside Rear

Mostly laid to lawn with patio seating area, a timber-built shed, side access and a fully fenced surround.

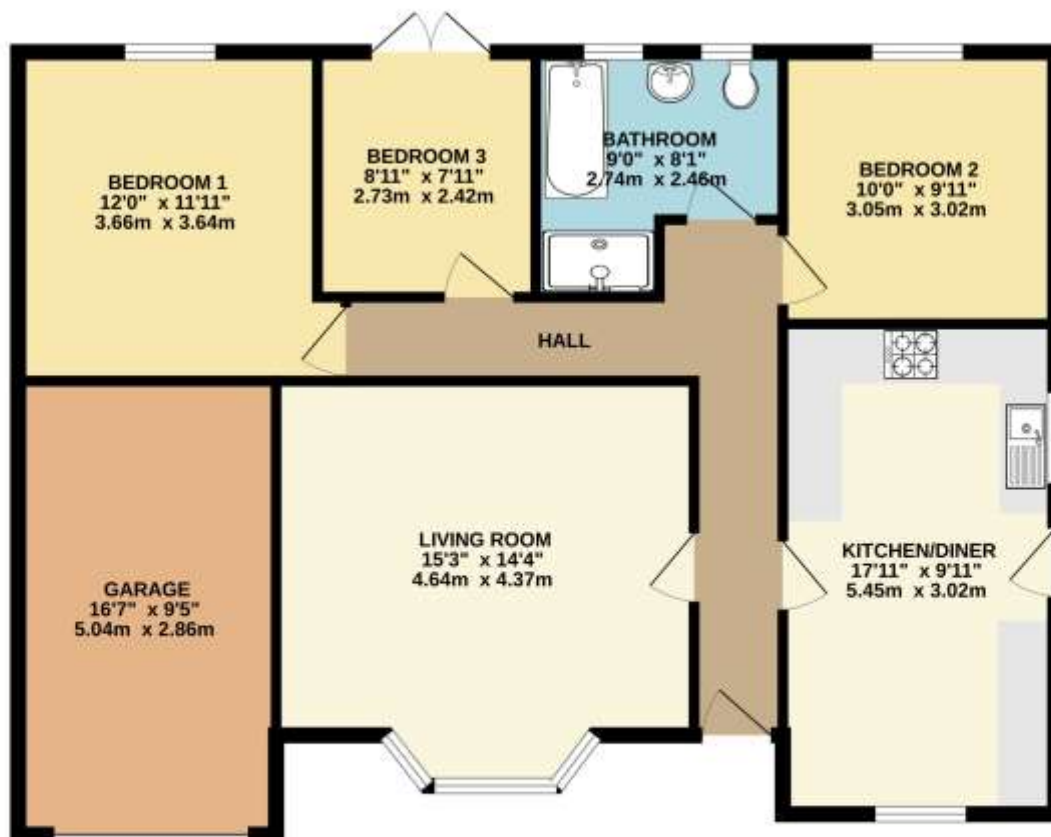
Agents Note

Upgrades done by the current owner. New windows fitted in 2021. The kitchen is from Wren Kitchen fitted in 2022. Bathroom fitted in 2021. The boiler was fitted in 2021 and serviced annually.





GROUND FLOOR
1084 sq.ft. (100.7 sq.m.) approx.



TOTAL FLOOR AREA: 1084 sq.ft. (100.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions 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.
(Made with Blueprints 12/2019)

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Important Information:

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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