



Townsend Way,
Metheringham



£312,500

- Well Presented Detached House
- Three Bedrooms
- Ensuite & Bathroom
- Garden, Driveway & Storage Room
- Village Location with Amenities
- Lounge, Dining Kitchen & Conservatory
- Freehold
- EPC rating C



Well Presented Three Bedroom Detached House offering generous accommodation. Positioned within a central village location just a few minutes walk to the village amenities. The accommodation comprises Entrance Hall, WC, 18ft Lounge, 20ft Dining Kitchen with integrated appliances, 19ft Conservatory, Utility Room, Office, Landing, Bathroom and Three Bedrooms with Bedroom One benefitting from Ensuite Shower Room. Outside there is a driveway, storage room and enclosed rear garden.

Entrance Hall

Door to front aspect, built in storage cupboard and radiator.

WC

Fitted with low level wc, pedestal wash hand basin, extractor fan and radiator.

Lounge

18'6" x 11'7" (5.6m x 3.5m)

Radiator and door to the dining kitchen.

Dining Kitchen

19'8" x 11'8" (6m x 3.6m)

Window to rear aspect. Fitted with a range of wall and base units with worktops and drainer sink unit with mixer tap. Fitted oven, gas hob with extractor hood. Breakfast bar, integrated fridge and dishwasher. Oak flooring, radiator and sliding patio style door to conservatory.



Utility

8'0" x 5'2" (2.4m x 1.6m)

Door to side aspect. Fitted with base units with worktop and drainer sink with mixer tap, plumbing for automatic washing machine, wall mounted boiler, extractor fan and radiator.

Conservatory

19'8" x 11'8" (6m x 3.6m)

Brick built and uPVC double glazed with oak flooring, radiator and wall mounted electric fire. French doors to rear garden and door to side aspect.

Office

9'4" x 7'3" (2.8m x 2.2m)

Radiator.

Landing

Loft access.

Bedroom One

16'2" x 11'5" (4.9m x 3.5m)

Window to front aspect and radiator.

Ensuite

Fitted with a low level wc, wash hand basin with vanity unit and double shower cubicle. Part tiled walls, extractor fan and chrome heated towel rail.

Bedroom Two

12'9" x 9'2" (3.9m x 2.8m)

Window to rear aspect and radiator.

Bedroom Three

11'9" x 9'2" (3.6m x 2.8m)

Window to rear aspect and radiator.



Shower Room

Window to front aspect. Fitted with a low level wc, wash hand basin with vanity unit and double shower cubicle. Heated towel rail, extractor fan and part tiled walls.

Outside

To the front of the property is a driveway. Gated side access leads to the enclosed rear garden with patio area and lawn.

Storage Room

10'9" x 9'8" (3.3m x 2.9m)

Door to side aspect.

Agents Note

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Floorplan



TOWNSEND WAY, METHERINGHAM, LN4 3GB
 TOTAL FLOOR AREA : 1462 sq.ft. (135.9 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 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		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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