



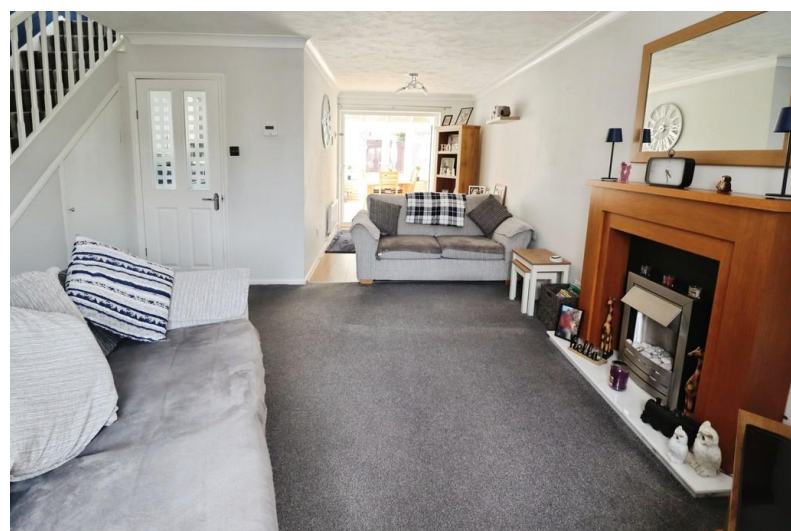
10 Rossington Close Metheringham, LN4 3DS



Book a Viewing!

Offers in the Region of £250,000

Ideally situated in a tucked away position at the end of a quiet cul de sac on the popular Shiregate development within the convenient village of Metheringham, this immaculate and modern Three Bedroom Detached Family Home offers spacious and beautifully presented living accommodation throughout. The property comprises of an Entrance Hall, Cloakroom/WC, spacious Lounge/Diner, modern fitted Kitchen and a Conservatory opening onto the rear garden. To the First Floor are Three well proportioned Bedrooms and a stylish contemporary Family Bathroom. Occupying a generous plot, the property further benefits from 2 driveways providing ample off-street parking, a single garage and an attractive rear garden ideal for families and entertaining. Viewing is highly recommended to fully appreciate all this superb home has to offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Metherringham is a larger than average village located between the historic Cathedral and University City of Lincoln and the Market Town of Sleaford. The village offers a range of local amenities including the Co-op and Nisa Food Stores, three public houses, a church, a primary school, an outdoor swimming pool, hairdressers, beauticians, a petrol station, a post office, a vet and food outlets including an Indian restaurant, fish and chip restaurants, a tearoom and various other takeaways. The village itself has good transport links, including a train station on the Lincoln to Sleaford line and a bus route.



ACCOMODATION

ENTRANCE HALL

With tiled flooring and radiator.

CLOAKROOM/WC With close coupled WC, wall mounted wash hand basin, tiled flooring and splashbacks, chrome towel radiator and double glazed window to the front aspect.

LOUNGE/DINER

23' 11" x 16' 1" (7.31m x 4.92m) With staircase to the first floor, under stairs storage cupboard, gas fire set within a decorative fireplace, double glazed window to the front aspect, double glazed French doors to the conservatory and two radiators.



KITCHEN

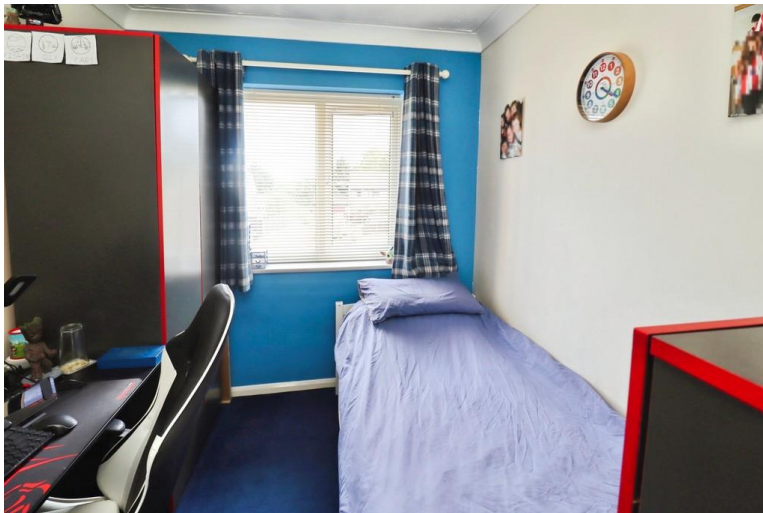
9' 5" x 7' 11" (2.89m x 2.43m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, spaces for fridge freezer, cooker and washing machine, tiled flooring and splashbacks, chrome towel radiator, double glazed window to the rear aspect and door to the rear garden.

CONSERVATORY

12' 10" x 9' 0" (3.93m x 2.76m) With double glazed French doors to the rear garden, tiled flooring, ceiling fan and radiator.

FIRST FLOOR LANDING

With double glazed window to the side aspect and airing cupboard.



BEDROOM 1

8' 10" x 9' 6" (2.70m x 2.92m) With double glazed window to the rear aspect, fitted wardrobes and radiator.

BEDROOM 2

11' 11" x 8' 9" (3.64m x 2.69m) With double glazed window to the front aspect and radiator.

BEDROOM 3

8' 9" x 7' 3" (2.67m x 2.22m) With double glazed window to the front aspect and radiator.

BATHROOM

6' 4" x 5' 6" (1.94m x 1.69m) Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, chrome towel radiator, part tiled walls and double glazed window to the rear aspect.



OUTSIDE

The property sits on a generous plot at the end of a cul de sac. To the front there is an extensive block paved driveway and an additional gravelled driveway providing off-street parking for multiple vehicles and access to the single garage. The garage has up and over door to the front, personnel door to the side, light and power. To the rear there is an enclosed garden laid mainly to lawn with patio seating areas, one with covered pergola over, established flowerbeds and garden shed.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

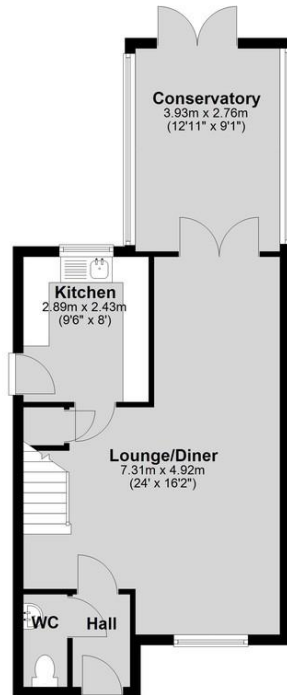
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

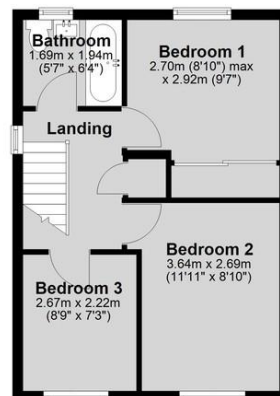
Ground Floor

Approx. 49.3 sq. metres (530.5 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.3 sq. feet)



Total area: approx. 85.2 sq. metres (916.7 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



www.mundys.net