



Paddock Lane, Metherringham



OIEO £200,000

- Three-Bedroom Semi Detached House
- Converted Garage providing an Additional Reception Room
- Driveway for Multiple Vehicles
- Good Size Rear Garden
- Modern Fitted Kitchen
- Popular Village Location
- Fantastic Family Home, Perfect for First time Buyers
- EPC: D. Council Tax Band: B



Fantastic Three-Bedroom Semi-Detached Home in the Popular Village of Metherringham
A fantastic opportunity to acquire this well-presented three-bedroom semi-detached home, ideally situated within the popular village of Metherringham, with a great range of local amenities close at hand.

The accommodation begins with an entrance hall leading into a comfortable lounge, with an attractive archway opening through to the dining room. The property also benefits from a recently fitted modern kitchen, while the converted garage provides an additional reception room, ideal for use as a family room, home office, playroom or snug. To the first floor are two double bedrooms, one benefiting from a fitted wardrobe, together with a third smaller bedroom and a family bathroom.

Outside, the property continues to impress with a good-sized rear garden, featuring a large decked area perfect for outdoor dining and entertaining, a dedicated BBQ space, a generous lawn and useful garden shed. To the front, a spacious driveway provides off-road parking for multiple vehicles.

A superb family home offering flexible living accommodation, generous outside space and a desirable village location. Early viewing is highly recommended.



Porch 3'0" x 3'0" (0.9m x 0.9m)

With the entrance door to the front aspect and radiator.

Lounge 16'7" x 8'0" (5.1m x 2.4m)

With a window to the front aspect and radiator.

Living Room 12'5" x 12'5" (3.8m x 3.8m)

With a window to the front aspect, radiator and stairs rising to the first floor.

Dining Room 8'9" x 7'2" (2.7m x 2.2m)

With a window to the rear aspect and radiator.

Kitchen 11'1" x 7'3" (3.4m x 2.2m)

With a window and patio door to the rear aspect. Fitted with a range of wall and base units with worktops over, oven and hob with extractor hood, sink with drainer unit.

Landing

With stairs to the ground floor and radiator.

Bedroom One 13'5" x 8'6" (4.1m x 2.6m)

With a window to the front aspect and radiator.

Bedroom Two 13'5" x 9'0" (4.1m x 2.7m)

With a window to the front aspect and radiator.

Bedroom Three 8'7" x 7'9" (2.6m x 2.4m)

With a window to the rear aspect and radiator.

Bathroom

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

Outside

To the front of the property is a gravelled driveway.

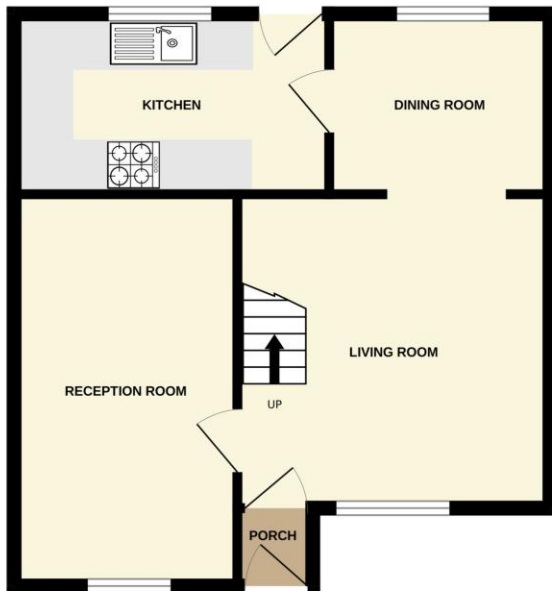
To the rear of the property is an enclosed garden and patio.

Agents Note

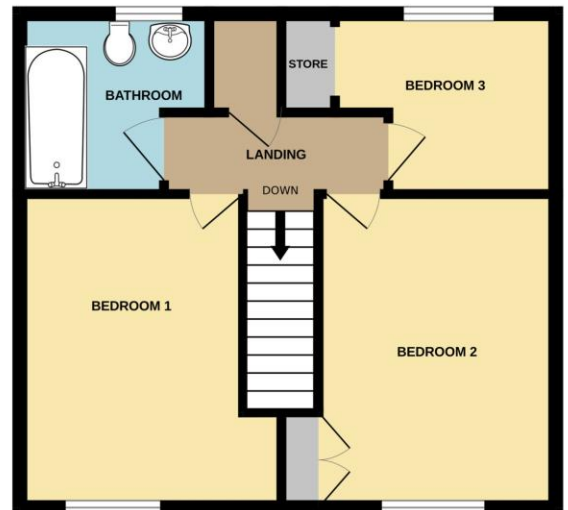
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GROUND FLOOR
454 sq.ft. (42.1 sq.m.) approx.



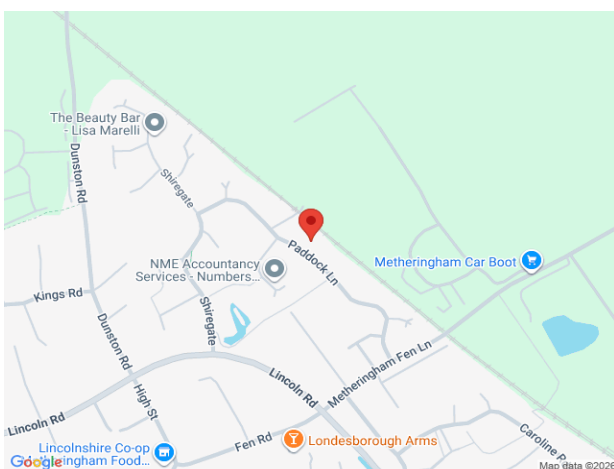
1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



20 PADDOCK LANE LN4 3YG

TOTAL FLOOR AREA : 871 sq.ft. (80.9 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 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		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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