NEWTON FALLOWELL



Millfield Road, Metheringham

3 1 1

£169,950

- Three Bedroom Semi-Detached House
- Requiring Internal Modernisation
- Fantastic Potential to Add Value
- Generous Kitchen/Dining Room
- Enclosed Rear Garden with Patio Area
- Popular Village Location
- Freehold
- EPC Rating C







A spacious three bedroom semi detached house offering fantastic potential for buyers looking to put their own stamp on a property. Requiring a degree of internal modernisation, this home presents an excellent opportunity for first-time buyers, investors or those looking for a renovation project.

The accommodation briefly comprises an entrance hallway, a generous lounge with a window overlooking the front garden, and a spacious kitchen/diner featuring a range of wall and base units, ample worktop space and access to the rear garden. To the first floor are three well proportioned bedrooms and a family bathroom fitted with a three piece suite comprising a bath, wash hand basin and WC. Externally, the property benefits from a lawned front garden with a pathway leading to the entrance. To the rear is an enclosed garden, predominantly laid to lawn with a paved patio area.









Entrance Hall
With stairs rising to first floor.

Lounge 15'0" x 11'9" (4.6m x 3.6m)
With window to the front aspect and radiator.

Kitchen/Diner 15'0" x 11'0" (4.6m x 3.4m)
With windows to the rear aspect, side door with access to the rear garden, base kitchen units and large under stairs cupboard.

Bedroom One 15'1" x 9'5" (4.6m x 2.9m)
With window to the front aspect and radiator.

Bedroom Two 9'1" x 8'3" (2.8m x 2.5m)
With window to the rear aspect and radiator.

Bedroom Three 9'1" x 6'6" (2.8m x 2m)
With window to the rear aspect and radiator.

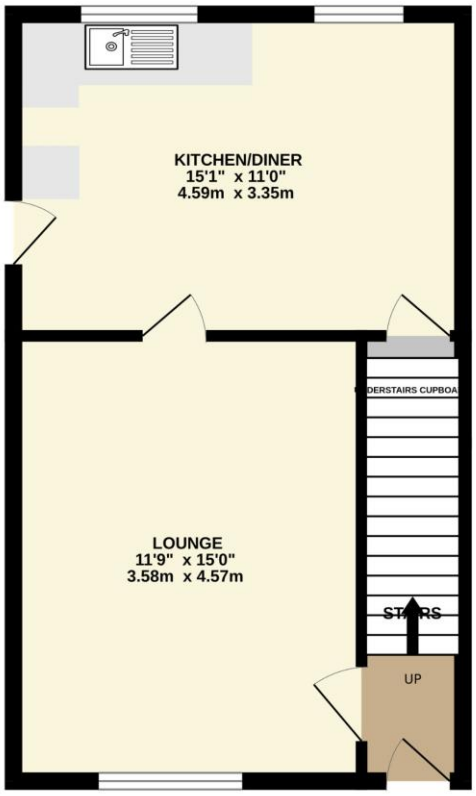
Bathroom
With window to the side aspect, low level WC, hand wash basin and bath.

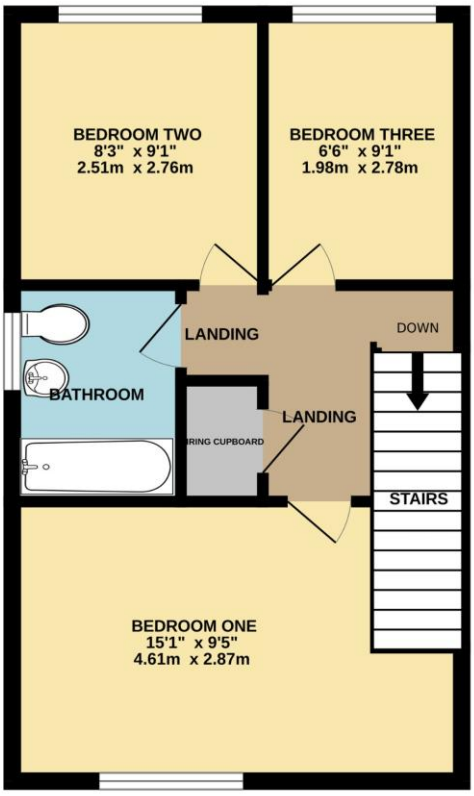
Outside
To the rear of the property is a private garden mostly laid to lawn and patio area.

Agent Notes
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



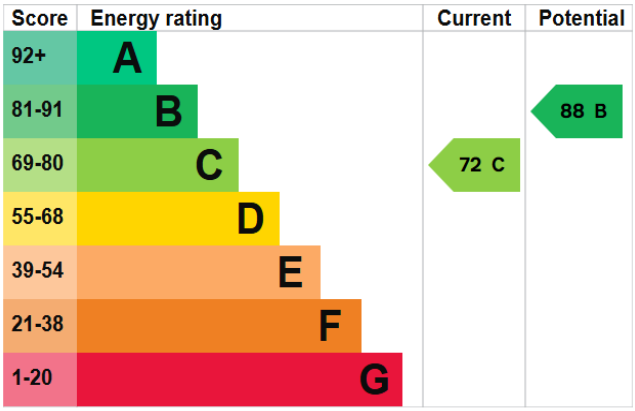


22 MILLFIELD ROAD, METHERINGHAM, LN4 3HZ

TOTAL FLOOR AREA : 781 sq.ft. (72.6 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





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