

Shiregate,Metheringham LINCOLN LN4 3DR

william h brown

welcome to

Shiregate, Metheringham LINCOLN

An attractive and modern three bedroom detached house, occupying a generous plot within the popular village of Metheringham. Boasting a contemporary kitchen / dining space, versatile living space, driveway parking, garage and a well maintained front and south facing rear garden.





Situated within the ever popular village of Metheringham, this well presented and modern three bedroom detached home occupies a generous south facing plot and offers well balanced accommodation ideal for family living. The ground floor comprises an entrance porch opening into a spacious lounge, a modern fitted kitchen/breakfast room with bifold doors opening onto the south facing rear garden. Further ground floor benefits include a wc and a garage.

To the first floor are three well proportioned bedrooms, all serviced by a family bathroom.

Externally the property continues to impress, with a block paved driveway to the front providing off road parking for several cars along with an area of lawn and access to the integral garage. Gated side access leads to a beautifully maintained and fully enclosed south facing rear garden, featuring a patio area and decking which are ideal for outdoor seating, along with a lawn bordered by a variety of established plants and shrubs.

Agent's Note-Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Wc

Lounge

Kitchen / Diner

Landing

Bathroom

Bedroom One

Bedroom Two

Bedroom Three

Outside







view this property online williamhbrown.co.uk/Property/LCR124398

welcome to

Shiregate, Metheringham LINCOLN

- MODERN & WELL PRESENTED DETACHED HOME
- DRIVEWAY PARKING & GARAGE
- OPEN PLAN KITCHEN/DINING SPACE
- SOUGHT AFTER VILLAGE LOCATION
- AMENITIES, TRANSPORT LINKS & SCHOOLING NEARBY

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£290,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR124398

The Property Ombudsman

Property Ref:
LCR124398 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01522 534 771

Lincoln@williamhbrown.co.uk

35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.