



- Detached Family Home
- Three Bedrooms
- Lounge & Dining Room
- Modern Kitchen

- 25'4" x 9'8" Garage
- Owned Outright Solar Panels
- Sun Drenched Rear Garden
- Quiet Cul-De-Sac Position

Flintham Close, Metherringham, LN4 3EW
£230,000





Enjoying a quiet cul-de-sac position in the popular village of Metheringham is this three-bedroom detached family home. The home enjoys accommodation over two floors. With the ground floor comprising a 20'10" lounge, a second reception room which is currently utilised as a family room, a modern kitchen with a range of eye and base level units, space and plumbing for kitchen and laundry appliances, and a downstairs three-piece bathroom suite. Rising to the first floor are three bedrooms, which consist of two double and a single bedroom measuring 8'0" x 6'9". Completing the first floor is a separate WC. To the rear of the property, there is a sun-drenched garden which enjoys the sun throughout the day, a low-maintenance lawned arrangement, and a newly constructed summer house and access to a garage measuring 25'4". The property comes with 15 owned outright solar panels with a mixture of orientations of east, west, and south. Sold as part of a part exchange/new build exchange scheme with completion dates expected in November 2026, this is subject to change. For further details and viewing requests. Please contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Hall

Composite front door entry to the front aspect, a radiator, wood-effect laminate flooring, an understairs storage cabinetry, stairs rising to the first floor, and access to the ground floor accommodation.

Lounge

20' 10" x 10' 4" (6.35m x 3.15m)

Having a uPVC double-glazed window to the front aspect, a patio door to the rear aspect, a radiator, and a capped-off fireplace.

Dining Room

9' 6" x 8' 10" (2.89m x 2.69m)

Having a uPVC double-glazed window to the front aspect and a radiator.

Downstairs Bathroom

7' 5" x 5' 10" (2.26m x 1.78m)

Having a bathtub with a showerhead over, a low-level WC, a handwash basin unit, tiled surround, a uPVC double-glazed obscured window to the rear aspect and a radiator.

Kitchen

12' 6" max x 7' 10" max (3.81m x 2.39m)

Having a range of base and eye level units with counter worktops, space and plumbing for kitchen and laundry appliances, an integrated 4-ring hob, oven, and an extractor hood over, sink and drainer unit, a uPVC double-glazed window to the rear aspect, and an external door to the side aspect.

Bedroom 1

10' 3" max x 9' 10" min (3.12m x 2.99m)

Having a uPVC double-glazed window to the front aspect with Lincolnshire Wolds views, a radiator, and access to a large storage cupboard.

Bedroom 2

13' 2" min x 9' 5" max (4.01m x 2.87m)

Having a uPVC double-glazed window to the rear aspect, a radiator, and access to a large storage cupboard.

Bedroom 3

8' 0" min x 6' 0" max (2.44m x 1.83m)

Having a uPVC double-glazed window to the rear aspect and a radiator.

Upstairs WC

Having a low-level WC, hand wash basin unit, and storage cupboard housing the gas central heating boiler (full service history).

Outside Rear

Enclosed garden with hedged perimeters, mostly laid to lawn, and a patio seating area. Access to a newly constructed summerhouse and personnel access to the garage.

Garage

25' 4" x 9' 8" (7.72m x 2.94m)

A newly fitted roof in recent years. Having an up-and-over door, power, and lighting. Two windows to the side aspect, a door to the side aspect, and further storage space.

Outside Front

Front garden with driveway parking, a carport, and access to the front door entrance.

Agents Note 1

The property comes with owned outright solar panels. There are 15 in total, with a mixture of orientations - east, west, and south. In the loft space are 2 non-functioning batteries; there is potential for these batteries to be maintained and put in working order. This will be the responsibility of the purchaser.

Agents Note 2

The property is made available for sale as part of a new homes builder's part-exchange scheme, with an estimated completion due in November 2026. However, this is subject to potential change.





GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (85.9 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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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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