NEWTON FALLOWELL



Paddock Lane, Metheringham

4 2 2

Freehold

OIRO £350,000

4 2 2

Key Features

- Extended Detached House
- Four Bedrooms
- Two Reception Rooms
- Open Plan Kitchen Living Area
- Popular Village Location
- Spacious Driveway & Enclosed Rear Garden
- EPC Rating C















A beautifully presented and extended four bedroom detached family home, ideally situated on Paddock Lane in the highly sought-after village of Metheringham.

This spacious and versatile property offers an impressive open-plan kitchen, dining and living area, creating the perfect space for modern family life and entertaining. In addition, the property benefits from two separate reception rooms, providing flexible accommodation.

Perfectly positioned within easy walking distance of a range of local amenities, including independent shops, convenience stores, a Co-op supermarket, traditional village pubs, cafes, a pharmacy, doctors' surgery and primary school.

Metheringham is a thriving village offering an excellent sense of community, with convenient transport links to the historic Cathedral City of Lincoln and surrounding areas.

The accommodation on offer comprises Entrance Porch, Hall, Lounge, Snug, Open Plan Kitchen Dining Living area, Boot Room, Utility and WC to the ground floor. To the first floor there are Four Bedrooms with En-suite to the main and Family Bathroom. Externally the property offers a spacious driveway to the front with room for up to four cars. To the rear of the property is an enclosed lawned garden with summer house and patio.

The property further benefits from gas central heating and uPVC double glazing.

Porch
With the entrance door to the front aspect.

Entrance Hall
With stairs rising to the first floor.

Study
16'0" x 6'9" (4.9m x 2.1m)
With a window to the front aspect and radiator.

Lounge
16'6" x 10'9" (5m x 3.3m)
With a bay window to the front aspect and radiator.

Kitchen Living Dining Room
20'4" x 19'7" (6.2m x 6m)
With a window and french doors to the rear aspect leading to the rear garden. Fitted with a range of wall and base units with worktops over, sink with drainer unit, double oven and hob with extractor and integrated dishwasher.

WC
Fitted with a low level wc and wash hand basin.


Requiem







Utility Room
6'5" x 5'1" (2m x 1.5m)
With a window to the side aspect, fitted with wall and base units with worktops over and sink with drainer unit.

Boot Room
9'8" x 4'0" (2.9m x 1.2m)
With an external door and window to the side aspect.

Landing
With stairs to the ground floor, access to the airing cupboard and loft.

Bedroom One
13'10" x 13'8" (4.2m x 4.2m)
With a window to the front aspect, radiator and access to the en-suite.

En-Suite
5'1" x 4'9" (1.5m x 1.4m)
With a window to the side aspect. Fitted with a low level wc, wash hand basin, shower and radiator.

Bedroom Two
10'6" x 10'5" (3.2m x 3.2m)
With a window to the rear aspect and radiator.

Bedroom Three
12'9" x 8'7" (3.9m x 2.6m)
With a window to the front aspect, fitted wardrobes and radiator.

Bedroom Four
10'5" x 8'2" (3.2m x 2.5m)
With a window to the rear aspect and radiator.

Bathroom
Fitted with a low level wc, wash hand basin and panelled bath with shower over.

Outside

To the front of the property is a low maintenance gravel garden and driveway for three vehicles.
To the rear there is a lawned garden and patio enclosed by fencing.

Agents Note

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.













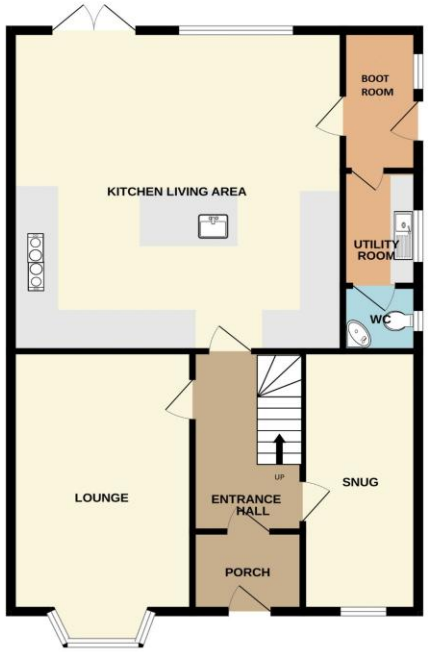






Floorplan

GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.
Made with Metropix ©2026

NEWTON FALLOWELL

Newton Fallowell Lincoln

01522 516590
lincoln@newtonfallowell.co.uk