



2 Metherringham Close  
Lincoln

**BROWN & CO**



## 2 Metheringham Close, Lincoln, LN6 3YP

Located in the popular and well-established area of Doddington Park, this spacious detached bungalow occupies a generous corner plot and presents an excellent opportunity for buyers seeking a home with scope for improvement. Offering a versatile layout and the advantage of no onward chain, the property is ideal for those looking to undertake a scheme of refurbishment and tailor the space to their own tastes.

The accommodation comprises an entrance hall, a well-proportioned living room, a separate dining room, and a kitchen offering potential for modernisation. There are three bedrooms and a family bathroom.

Externally, the property benefits from a block-paved driveway providing ample off-road parking, along with a detached double garage. The sizeable plot offers surrounding garden space with the potential for landscaping or extension, subject to the necessary consents.



### ACCOMMODATION

#### Entrance Hall

Front entrance door, loft access, radiator.

#### Living Room

Double glazed bay window to front, radiator, archway opening into dining room.

#### Dining Room

Double glazed French doors opening to side, radiator, door to kitchen.

#### Kitchen

Double glazed window to rear, stainless steel drainer sink, worktops, base and eye level storage units, spaces for cooker, washing machine and fridge, wall mounted boiler, airing cupboard, door to:

#### Lean to

#### Bedroom One

Double glazed window to front, fitted wardrobes and bedroom furniture, radiator.

#### Bedroom Two

Double glazed window to front, fitted wardrobes and bedroom furniture, radiator.

#### Bedroom Three

Double glazed window to front, fitted wardrobes and bedroom furniture, radiator.

#### Bathroom

Double glazed window to rear, WC, pedestal wash basin, bath, shower, radiator.

#### Outside

The property has a low maintenance gravelled front garden and block paved driveway which leads to a detached double garage. Gated side access leads to a large rear garden which is mainly laid to lawn with a patio and fenced perimeter.

### TENURE & POSSESSION

Freehold and for sale by private treaty.

### COUNCIL TAX - Band C

### MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

### BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 1000 Mbps.

### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.



AGENT  
James Drabble  
01522 504304  
lincolnresidential@brown-co.com

**Energy performance certificate (EPC)**

2 Michingram Close LNU24A LN6 3YP	Energy rating <b>D</b>	Valid until: 4 February 2036
Property type Detached bungalow		Certificate number: 0300-2555-6520-2706-1815
Total floor area 89 square metres		

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**Energy rating and score**

The graph shows this property's current and potential energy rating.

This property's energy rating is D. It has the potential to be C.

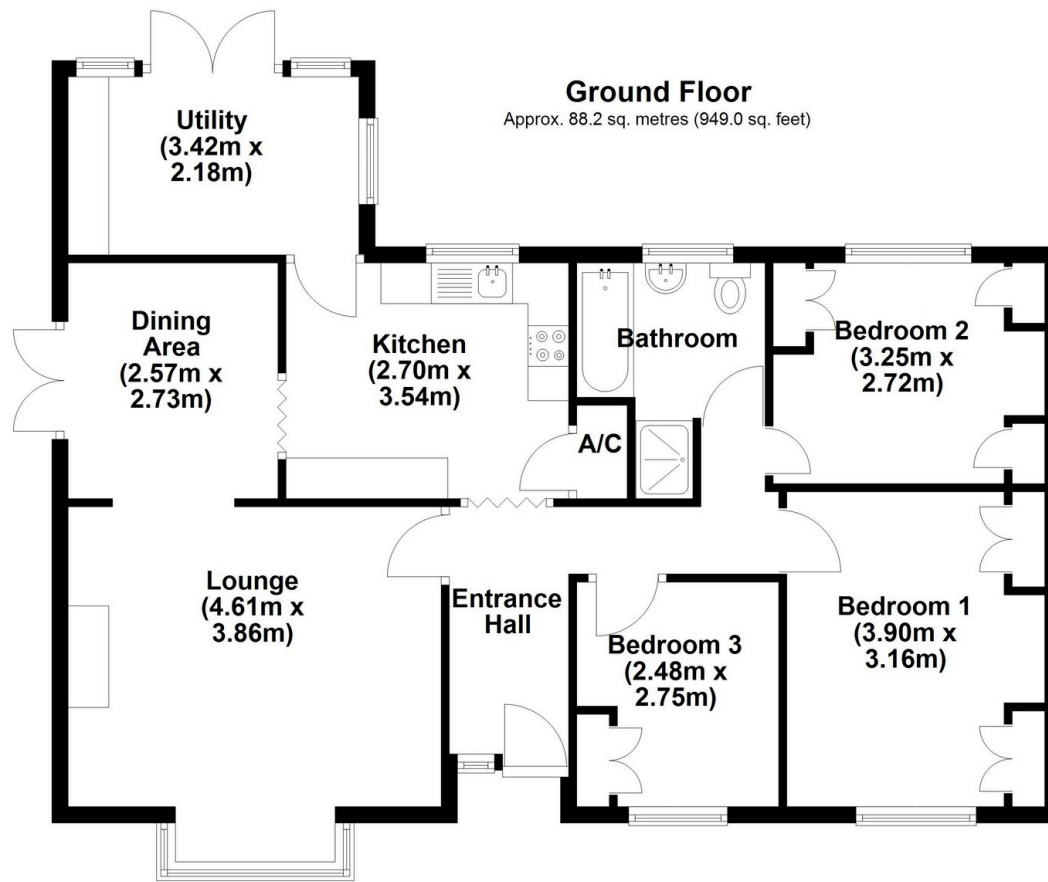
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	43 D	74 C
39-54	E		
21-38	F		
1-20	G		

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

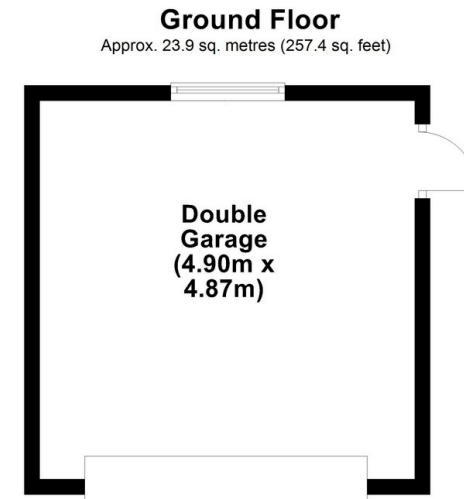




**Ground Floor**  
Approx. 88.2 sq. metres (949.0 sq. feet)

**Total area: approx. 88.2 sq. metres (949.0 sq. feet)**

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.



**Ground Floor**  
Approx. 23.9 sq. metres (257.4 sq. feet)

**Total area: approx. 23.9 sq. metres (257.4 sq. feet)**

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.  
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**IMPORTANT NOTICES**

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated