



Caroline Road, Metherringham



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£240,000

- Extended Detached Bungalow
- Three Bedrooms
- Popular Village Location
- NO ONWARD CHAIN
- Wet Room
- Garage & Driveway
- Tenure: Freehold
- EPC Rating C



Located in the popular village of Metherringham, this extended three-bedroom detached bungalow is ideally positioned within walking distance of local amenities, including shops, the doctor's surgery, Metherringham train station and the village school. The property further benefits from gas central heating, uPVC double glazing, and is offered for sale with no onward chain, making it an excellent opportunity for a hassle-free move.

The accommodation comprises an entrance hall with office space, a spacious lounge, kitchen diner, conservatory, wet room, and three well-proportioned bedrooms, offering flexible living space to suit a variety of needs. Externally, the property features a private driveway providing off-road parking and further on-street parking leading to a single integral garage. To the rear is a fully enclosed garden, predominantly laid to lawn, with a patio seating area and garden shed.

Entrance Hall 9'8" x 7'4" (2.9m x 2.2m)

With a window to the side aspect and entrance door.



Lounge 16'4" x 10'11" (5m x 3.3m)

With a window to the front aspect and radiator.

Kitchen Diner 16'4" x 9'5" (5m x 2.9m)

With a window and door to the side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit, space and plumbing for washing machine and dishwasher, four ring electric hob and single oven.

Office 8'4" x 6'7" (2.5m x 2m)

With opening to the hallway and radiator.

Bedroom One 12'11" x 9'11" (3.9m x 3m)

With a window to the conservatory and radiator.

Bedroom Two 14'0" x 9'10" (4.3m x 3m)

With a window to the rear aspect and radiator.

Bedroom Three 11'6" x 8'4" (3.5m x 2.5m)

With sliding doors to the conservatory and radiator.



Conservatory 15'0" x 8'0" (4.6m x 2.4m)
With sliding doors leading to the rear aspect.

Wet Room 6'4" x 5'11" (1.9m x 1.8m)
With a window to the side aspect, low level wc, wash hand basin, shower and radiator.

Garage 16'4" x 8'7" (5m x 2.6m)
With a window door to the side aspect, door leading to the hallway, up and over door, power and lighting.

Outside
To the front of the property is a low maintenance graveled garden with driveway providing off-street parking. To the rear is an enclosed garden mostly laid to lawn with pathway and shed.

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.

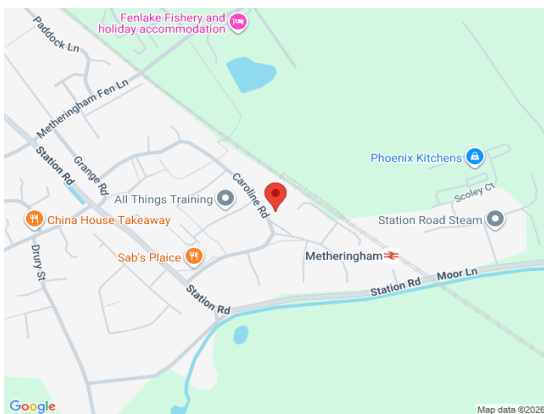
GROUND FLOOR
1195 sq.ft. (111.0 sq.m.) approx.



CAROLINE ROAD, METHERRINGHAM, LN4 3HF

TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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