



## 37A Sleaford Road

Metheringham, Lincoln, LN4 3DG

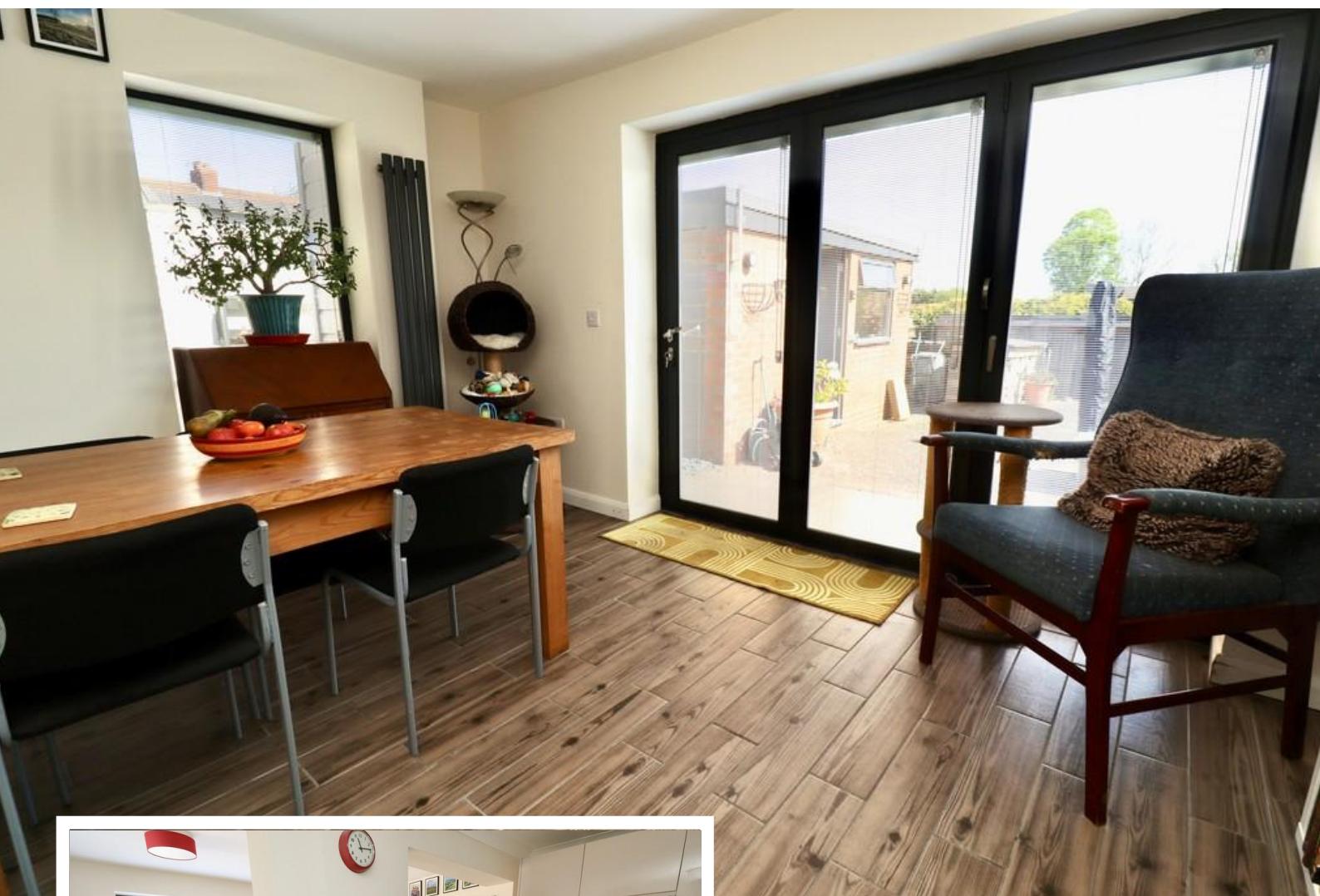


Book a Viewing!

**£240,000**

A modern three Bedroom Semi Detached House on the outskirts of the Village of Metheringham to the South of the Cathedral City of Lincoln, with extended accommodation and a deceptively large plot. The internal accommodation comprises of Entrance Hall, Lounge with log burner, modern Kitchen, Dining Room, First Floor Landing, three Bedrooms and Family Bathroom. Outside there is a detached Utility Room with Cloakroom/WC, which could also be used as an Office. The property has a large gravelled driveway and a generous rear garden. Viewing of this beautiful home is highly recommended.





**SERVICES**

All mains services available. Gas central heating. Solar Panels & Battery Storage System.

**EPC RATING** – B.

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** – North Kesteven District Council.

**TENURE** – Freehold.

**VIEWINGS** – By prior appointment through Mundys.

**LOCATION**

Metheringham is a larger than average village located between the historic Cathedral and University City of Lincoln and the Market Town of Sleaford. The village offers a range of local amenities including the Co-op and Nisa Food Stores, three public houses, a church, a primary school, an outdoor swimming pool, hairdressers, beauticians, a petrol station, a post office, a vet and food outlets including an Indian restaurant, fish and chip restaurants, a tearoom and various other takeaways. The village itself has good transport links, including a train station on the Lincoln to Sleaford line and a bus route.





#### HALL

With staircase to the first floor, tiled flooring and radiator.

#### LOUNGE

13' 7" x 11' 3" (4.15m x 3.45m) With double glazed bay window to the front aspect, feature log burner, under stairs storage cupboard, tiled flooring and radiator.

#### KITCHEN

8' 0" x 13' 10" (2.46m x 4.22m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, eye level electric oven and microwave, electric hob, integrated dishwasher and fridge freezer, tiled splashbacks and flooring and a wall mounted gas fired central heating boiler.

#### DINING ROOM

12' 1" x 8' 9" (3.70m x 2.67m) With double glazed Bi-fold doors to the rear garden, double glazed window to the side aspect, two tall radiators and tiled flooring.

#### UTILITY ROOM

13' 11" x 8' 1" (4.26m x 2.48m) With a range of wall and base units with work surfaces over, stainless steel sink with tap over, space for washing machine, tiled flooring and splashbacks and double glazed window to the side aspect.

#### CLOAKROOM/WC

With close coupled WC and wash hand basin, tiled splashbacks and flooring.

#### FIRST FLOOR LANDING

With airing cupboard.

#### BEDROOM 1

10'10" x 8' 3" (3.29m x 2.52m) With double glazed window to the front aspect, fitted wardrobe and radiator.

#### BEDROOM 2

8' 9" x 8' 3" (2.69m x 2.52m) With double glazed window to the rear aspect, fitted wardrobe and radiator.

#### BEDROOM 3

7' 10" x 5' 10" (2.41m x 1.79m) With double glazed window to the front aspect and radiator.

#### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, tiled flooring, towel radiator and double glazed window to the rear aspect.

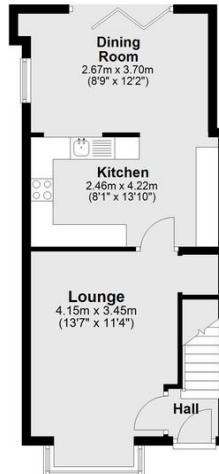
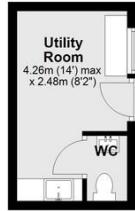
#### OUTSIDE

To the front of the property there is a large gravelled driveway providing off street parking for multiple vehicles with a further gated driveway. To the rear of the property there is a deceptively large rear garden with a block paved patio seating area and wood store, steps down to a further patio seating area and extensive lawned area extending behind neighbouring houses and well-stocked with raised flowerbeds and mature shrubs, shed and a greenhouse.

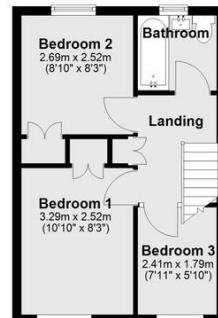




**Ground Floor**  
Approx. 50.3 sq. metres (541.9 sq. feet)



**First Floor**  
Approx. 29.6 sq. metres (318.5 sq. feet)



Total area: approx. 79.9 sq. metres (860.5 sq. feet)

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS

**22 Queen Street**  
Market Rasen  
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

