



- Barn Conversion
- Developed By Tennyson Homes Of Lincoln
- Four Bedrooms & Three Bathrooms
- Large, Open Plan Living Space

- Landscaped Garden
- Ten Year Warranty From 2022
- 8.5 Miles To Lincoln City Centre
- No Onward Chain

Sleaford Road, Metherringham, LN4 3DQ  
Guide Price £400,000 - £425,000





Presenting 'The Granary', an exquisite four-bedroom semi-detached barn conversion by Tennyson Homes, situated within the exclusive Waneham Farm development on the edge of the highly sought-after village of Metheringham. This striking residence is constructed from a traditional blend of stone and brick, offering exceptional kerb appeal and a private side gravel driveway with ample parking for multiple vehicles. The interior balances rustic character with contemporary luxury, centred around a sprawling lounge with feature wooden beams and modern anthracite grey bi-fold doors that invite the outside in. The heart of the home is a stunning Ivory colour shaker-style kitchen, complete with premium quartz worktops, a feature central island, and fully integrated appliances. Bathed in natural light from a stylish Velux window and a second set of bi-fold doors, this space opens onto a professionally landscaped, rear garden which is perfect for entertaining whilst enjoying the sun and occasionally a Red Arrows performance. The property offers ultimate flexibility for modern families, featuring a versatile ground-floor bedroom and shower room, while the first floor provides three additional double bedrooms, including a master with a private en-suite and a sophisticated family bathroom. Families will benefit from excellent educational options; Metheringham Primary School (rated 'Good' by Ofsted) is located in the heart of the village, while secondary options include the nearby Branston Community Academy and high-performing selective schools in Sleaford and Lincoln, such as Carres Grammar School, Sleaford High School and The Priory Academy LSST. Residents will enjoy a vibrant community with a well-stocked Co-op, traditional pubs, and a doctors' surgery. Despite its tranquil rural setting, the property is just 9 miles south of Lincoln, offering a swift 20-minute drive or a convenient 13-minute direct train journey into the historic city centre from Metheringham Train Station. Made available for sale with no onward chain 'The Granary' is ready for immediate occupancy. Council tax band: D. Freehold.



## Entrance Hall

Composite front door entry to the front aspect, a radiator, stairs rising to the first floor, LVT flooring and access into:

## Open Plan Living Space

29' 9" x 16' 5" (9.06m x 5.00m)

Having two uPVC double-glazed windows to the front aspect, three-panelled bi-folding doors, two radiators, and LVT flooring. Access to:

## Kitchen

15' 1" x 12' 7" (4.59m x 3.83m)

Three-panelled bi-folding doors, LVT flooring, a radiator, Ivory coloured shaker style kitchen with quartz worktops, a large kitchen island with storage, space, and plumbing for a washing machine, an integrated oven, dishwasher, a fridge freezer, and a four-ring hob with extractor hood over, a Velux skylight, and LVT flooring. Access to:

## Downstairs WC

Vanity hand wash basin unit, tiled floor, a radiator, a wall-mounted oil boiler, and a low-level WC. Access to bedroom one and French doors to the rear garden, a Velux skylight, a radiator, and carpet. Access to:

## Bedroom 1

13' 10" x 12' 8" (4.21m x 3.86m)

French doors to the side aspect leading onto the garden, single radiator, extended ceiling heights, Velux skylight, consumer unit, and access to an en suite shower room.

## En-Suite

7' 9" x 5' 1" (2.36m x 1.55m)

Low-level WC, a shower cubicle, a vanity hand wash basin unit, tiled flooring, a chrome heated hand towel rail, and a Velux skylight.

## First Floor Landing

Loft access and access to three bedrooms and two bathrooms.

## Bedroom 2

7' 10" x 12' 1" (2.39m x 3.68m)

Velux skylight, a uPVC double-glazed window to the side aspect, and a radiator. Access to:

## En-Suite Shower Room

4' 4" x 7' 9" (1.32m x 2.36m)

A Velux skylight, a shower cubicle with tiled surround, tiled flooring, a vanity hand wash basin unit, a low-level WC, an extractor unit, and a chrome heated hand towel rail.

## Bedroom 3

7' 9" x 8' 3" (2.36m x 2.51m)

Two Velux skylights, a radiator, and a uPVC double-glazed window.

## Bedroom 4

7' 10" x 11' 9" (2.39m x 3.58m)

Two Velux skylights and a radiator.

## Bathroom

Three-piece suite consisting of a panelled bathtub with a shower over and a tiled surround. Also including a vanity hand wash basin unit with an LED illuminated mirror over, tiled flooring, chrome heated hand towel rail, extractor unit, and two Velux skylights.

## Outside Rear

Landscaped garden with a patio seating area, a slate shingle arrangement, a wall, and fenced perimeters with gated access to the rear and external lighting.

## Outside Front

Driveway parking for multiple vehicles. Access to the rear of the property, with neighbouring properties having walking access rights for access to the rear of their property.

## Agents Note 1

The property has oil-fired central heating and a septic tank drainage system.

## Agents Note 2

The property comes with ten year guarantee. Current owners moved into the property from the completed conversion in 2022.





GROUND FLOOR  
952 sq.ft. (88.5 sq.m.) approx.

1ST FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 1440 sq.ft. (133.8 sq.m.) approx.

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