



Fen Road, Metherringham, Lincoln, LN4 3AA



welcome to
Fen Road, Metherringham, Lincoln

Early viewing is essential for this very well presented and spacious semi-detached home situated within the desirable village of Metherringham. Boasting three double bedrooms with en suite to the master, driveway, carport and enclosed rear garden.



Entrance Hall

With double glazed front door, engineered wood flooring and stairs rising to first floor.

Cloakroom Wc

With wc, wash hand basin and radiator.

Lounge

15' 7" x 9' 4" (4.75m x 2.84m)

With two double glazed windows to the front, carpet flooring and radiator.

Kitchen / Diner

15' 6" x 8' 11" (4.72m x 2.72m)

With double glazed window and double glazed double doors to the rear garden, a modern fitted kitchen in a range of wall and base units with work surfaces, inset sink and drainer, stainless steel hob with extractor fan over, oven, integral dishwasher, integral fridge, cupboard enclosing gas central heating boiler, tiling to the walls, radiator and archway to:-

Utility Room

6' 4" x 5' 4" (1.93m x 1.63m)

With double glazed door to the side opening to carport, space and plumbing for washing machine and under stairs cupboard.

First Floor Landing

With built in cupboard and radiator.

Bedroom One

15' 7" x 9' 8" (4.75m x 2.95m)

With two double glazed windows to the front, radiator and door to:-

En Suite

With double glazed window to the side, shower cubicle, wc, wash hand basin, tiling to the walls, inset ceiling lights, extractor fan and radiator.

Bedroom Two

16' 5" x 8' 5" (5.00m x 2.57m)

With double glazed window to the front, velux window to the rear and radiator.

Bedroom Three

11' 1" max x 9' 1" (3.38m max x 2.77m)

With double glazed window to the rear and radiator.

Bathroom

With obscured double glazed window to the rear, bath with shower attached, wc, wash hand basin, tiling to the walls, inset ceiling lights, extractor fan and radiator.

Outside

Property benefits from a block paved driveway and carport to the front providing off road parking for two cars and gated access to the rear garden. Alongside the drive is a wall fronted area of gravel with steps and a pathway leading to the front door. The rear garden is fully enclosed and mainly laid to lawn with a patio area ideal for seating and outdoor dining.



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welcome to

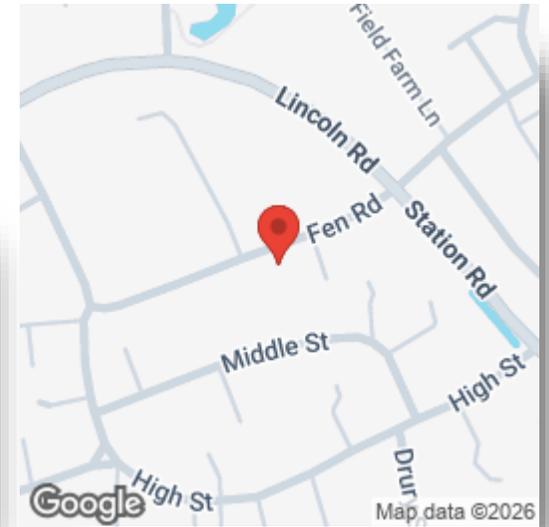
Fen Road, Metherringham, Lincoln

- MODERN & WELL-PRESENTED FAMILY HOME
- SOUGHT AFTER VILLAGE LOCATION
- THREE DOUBLE BEDROOMS
- EN SUITE, FAMILY BATHROOM & CLOAKROOM WC
- DRIVEWAY & CARPORT

Tenure: Freehold
EPC Rating: C
Council Tax Band: B

offers in excess of

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR123171 - 0003

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