

***PRINCESS MARGARET AVENUE,
METHERINGHAM, LN4 3DA***



New Price £205,000

Located within walking distance of the centre of this particularly popular village to the South of Lincoln, a well presented Three Bedroom Semi-Detached House which is not overlooked to the rear, with a Conservatory, 40ft Garage/Workshop, and Ample Parking. The property benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, 19' Dining Kitchen, Lounge, 12'9" Conservatory, Three Bedrooms and Refitted Shower Room. The property has gardens to the front with a drive providing Off Road Parking whilst approaching the Detached Garage/Workshop. The rear gardens are enclosed and particularly private and sheltered as not being overlooked. Early viewing is strongly recommended to fully appreciate this property's location and condition.

Directions:

Travelling from Sleaford the B1188 coming, after passing through the villages Scopwick and Blankney, enter the village of Metheringham and take the first turning on the right into Prince's Street. Take the second turning on the right-hand side into Princess Margaret Avenue where the property is located on the left-hand side as indicated by our 'For Sale' board.

Double glazed entrance door provides access to the hall having coved ceiling and radiator.

Lounge: 3.99m (13'1") x 3.56m (11'8")

Having feature electric fire with brick surround and timber mantle, and radiator.

Kitchen Diner: 5.79m (19'0") x 2.59m (8'6")

Having wall and base units with worktop over, 1 1/2 bowl inset stainless steel drainer sink with mixer tap, eye level electric oven and grill, inset four ring Gas hob with stainless steel cooker hood over, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks, part tiled floor, radiator, and sliding patio doors to the conservatory.

Conservatory: 3.78m (12'5") x 2.44m (8'0")

Having radiator, side access door, and French doors to the rear garden.

Stairs from the hall provide access to the **First Floor Landing** having loft access.

Bedroom 1: 3.48m (11'5") x 2.62m (8'7") Max

Having built-in cupboard housing the combination Gas central heating boiler, and radiator.

Bedroom 2: 4.01m (13'2") x 3.05m (10'0")

Having two double built-in wardrobes, further single built-in wardrobe, and radiator.

Bedroom 3: 2.57m (8'5") x 2.44m (8'0")

Having radiator.

Shower Room:

Being fully tiled and having close coupled w.c, vanity hand washbasin with mixer tap, corner shower cubicle with electric shower unit, electric heater, and chrome towel radiator.

Outside:

The gardens to the front are laid mostly to lawn and an extensive driveway continues alongside the property with a cold water tap and approaches the **Detached Garage/Workshop 12.19m (40'0") x 3.05m (10'0") with 10'0"** ceiling to accommodate a small caravan and having electric roller door, two side personnel doors, lighting and power points. The rear gardens are laid to lawn with a good sized patio, well stocked borders, all enclosed by a combination of hedging and fencing.

Agents Note:**Lounge****Kitchen Diner****Further Aspect****Conservatory****Bedroom 1**

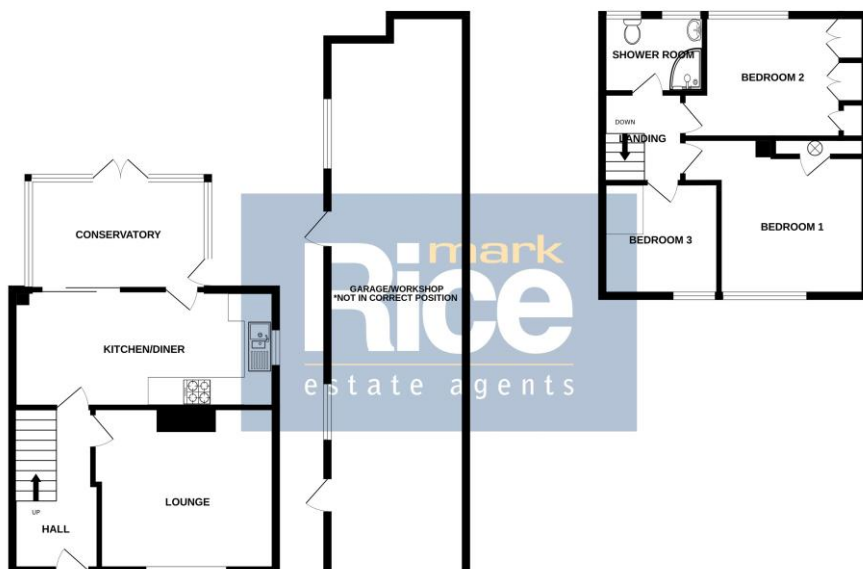
The building was formally of a Cornish construction, however, has now been fully modified with a PRC certificate.

Council Tax /Band A

North Kesteven District Council annual charge £1,534.62

GROUND FLOOR
871 sq.ft. (80.9 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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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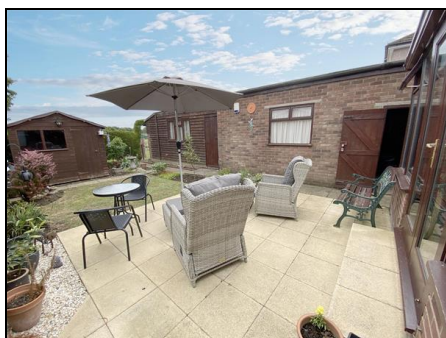
Bedroom 2



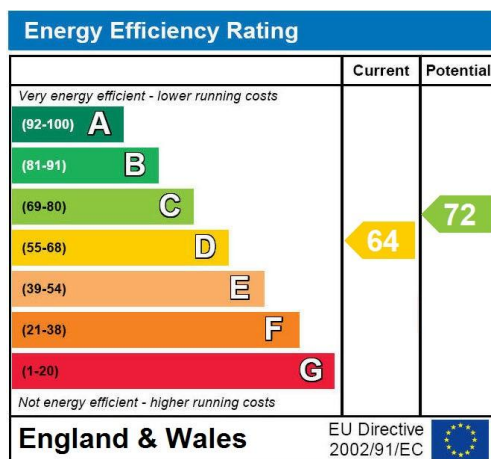
Bedroom 3



Shower Room



Rear Garden



Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 10/07/25

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**