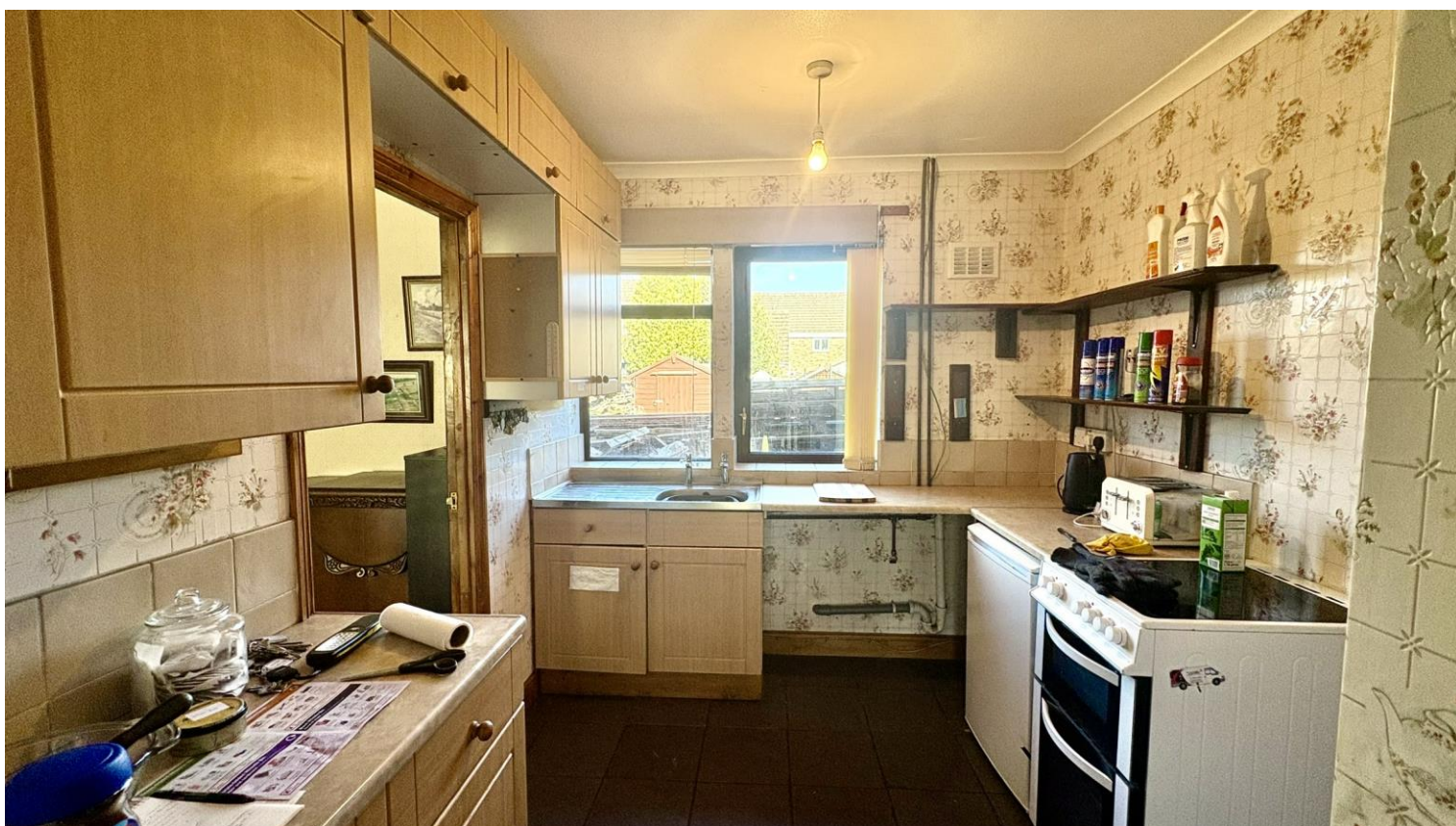




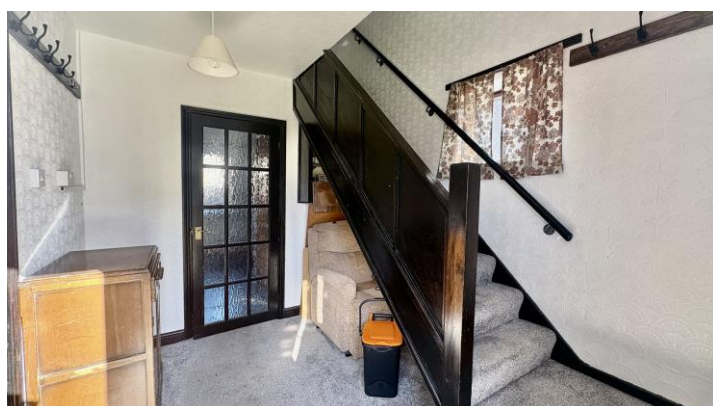
- Semi-Detached Home
- Private Rear Garden
- Sold With No Onward Chain
- Spacious Living Throughout
- In Need Of Refurbishment
- Ample Driveway Parking
- Lots Of Potential
- Village Location

Alfred Avenue, Metherringham, LN4 3EJ
£220,000





SOLD WITH NO ONWARD CHAIN! Starkey&Brown is delighted to offer for sale this three-bedroom semi-detached property positioned on Alfred Avenue within the popular village of Metherringham. The property is in need of refurbishment throughout and offers spacious living and excellent potential, making it an ideal opportunity for buyers looking to modernise and add value. Accommodation briefly comprises an entrance hall, a generous lounge diner with a log-burner, a kitchen, a useful lobby running from the front to the rear of the property, along with a storage room which offers potential to convert or further development (subject to necessary planning permissions). Rising to the first floor, there are three bedrooms, two of which are doubles and a single bedroom with a built-in storage cupboard, a separate WC, and a family bathroom. Further benefits include gas central heating and fully uPVC double-glazing throughout. Externally, the property benefits from ample driveway parking and a lawned area to the front. To the rear of the property, there is a generous garden providing great outdoor space. The village of Metherringham is well regarded, offering a wide range of local amenities including a primary school, shops, a doctor's surgery, and a regular bus service to the city of Lincoln and a train station with direct links to Lincoln, Sleaford, and Grantham. Council tax band: A. Freehold.



uPVC composite door leading to:

Entrance Hall

Staircase to the first floor and carpeted. Access to:

Lounge Diner

21' 9" x 12' 5" (6.62m x 3.78m)

A uPVC double-glazed window to the front and rear aspects, a coved ceiling, two radiators, and a log-burner with a brick mantle. Access to:

Kitchen

12' 2" x 8' 7" max (3.71m x 2.61m)

Having a range of base and wall units with countertops, space for a freestanding oven, space for a fridge freezer, space and plumbing for a washing machine, a stainless steel sink with mixer tap, tiled walls, tiled flooring, a uPVC double-glazed window to the rear aspect, a coved ceiling, and an understairs pantry. Access to:

Lobby

A uPVC door to the front of the property, electric sockets, and carpeted. Access to:

Storage Room

Currently being used for storage, however has potential to be converted - subject to planning.

First Floor Landing

Airing cupboard with shelving and an Ideal boiler - serviced. Carpeted, a radiator, and a uPVC double-glazed window to the side. Access to bedrooms.

Bedroom 1

14' 4" x 12' 8" (4.37m x 3.86m)

Having a uPVC double-glazed window to the front aspect, carpeted, and a radiator.

Bedroom 2

12' 8" x 8' 11" (3.86m x 2.72m)

Having dual uPVC double-glazed windows to the rear aspect, carpeted, a radiator, and loft access - boarded, ladder, and controls for the solar panels.

Bedroom 3

8' 2" x 7' 8" (2.49m x 2.34m)

Having dual uPVC double-glazed windows to the front aspect, carpeted, a radiator, three fitted storage/wardrobes with shelving.

Bathroom

Panelled bath with an overhead shower, a wash hand basin, a frosted double-glazed window to the rear aspect, tiled walls, carpeted, and a radiator.

Separate WC

Low-level WC, a frosted double-glazed window to the rear, and carpeted.

Outside Front

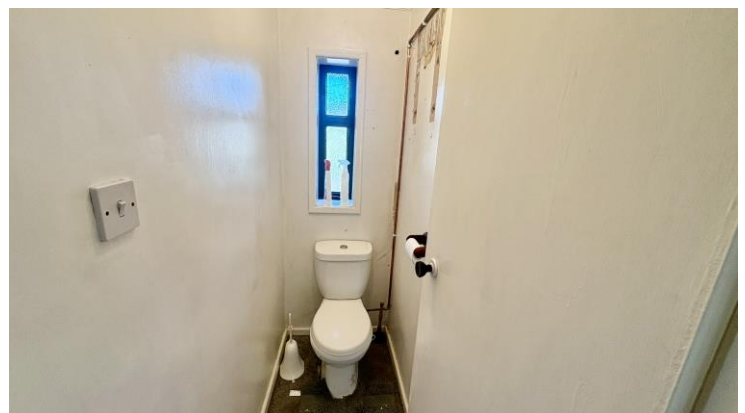
Concrete driveway parking for multiple vehicles, a lawned area. Access to the lobby from the side aspect.

Outside Rear

Fenced surround, several timber-built sheds, a patio area, and a lawned area.

Agents Note

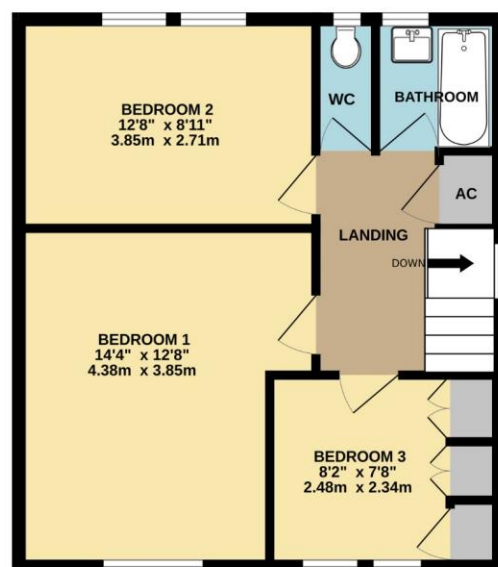
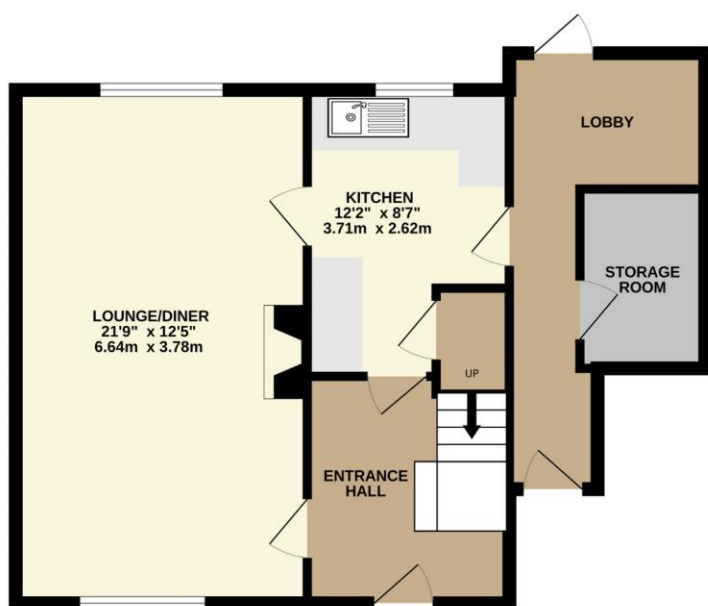
There are solar panels owned outright. The current seller was selling to the grid; there is no paperwork.





GROUND FLOOR
582 sq.ft. (54.0 sq.m.) approx.

1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 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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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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