



Paddock Lane, Metherringham



**£270,000**

- No Onward Chain
- Three Bedroom Detached Bungalow
- Bathroom & Ensuite
- Lounge & Dining Kitchen
- Good Village Amenities
- Ample Off Road Parking & Garage
- Freehold
- EPC rating D



**THREE BEDROOM Detached Bungalow** situated in the popular village of Metheringham providing a variety of amenities, train station and good access to Lincoln and Sleaford shopping. **NO ONWARD CHAIN.** The accommodation comprises Entrance Hall, 14ft Lounge with French doors to the rear garden, Dining Kitchen, Three Bedrooms and Bathroom. Outside generous off road parking for several vehicles, Garage and enclosed Rear Garden. The property benefits from Gas Central heating.

### Entrance Hall

With door to the side aspect of the property, airing cupboard and loft access.

### Lounge 14'5" x 12'1" (4.4m x 3.7m)

With French doors to the rear garden, gas fireplace and radiator.

### Kitchen Diner 14'5" x 9'0" (4.4m x 2.7m)

With window to the rear aspect of the property, door to side aspect of the property, with base and eye level units, one and a half sink with dryer, built in gas oven with hob, space for white goods and radiator.

### Bedroom One 12'5" x 10'1" (3.8m x 3.1m)

With windows to the front aspect of the property and radiator.

### En Suite

With window to the side aspect of the property, low level wc, basin sink and shower.

### Bedroom Two 10'1" x 10'5" (3.1m x 3.2m)

With window to the front aspect of the property and radiator.

### Bedroom Three 7'8" x 7'4" (2.3m x 2.2m)

With window to the side aspect of the property and radiator.



### Bathroom

With window to the side aspect of the property, bath, pedestal sink, low level wc and radiator.

### Outside Front

With stoned driveway parking and detached garage offering ample parking.

### Outside Rear

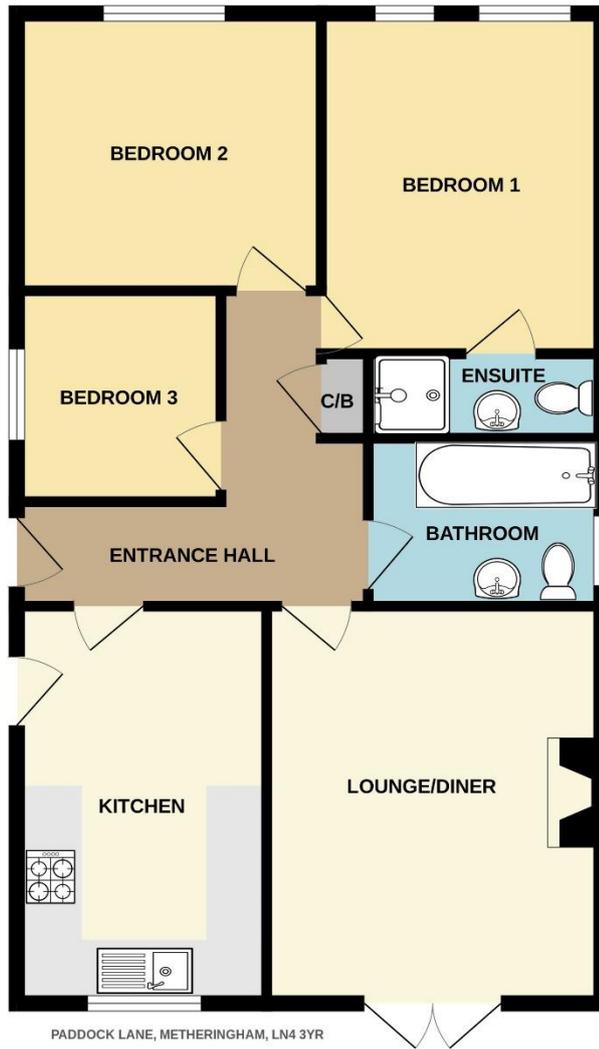
With lawned garden, patio area this garden is perfect for entertaining and very low maintenance.

### Agents Note

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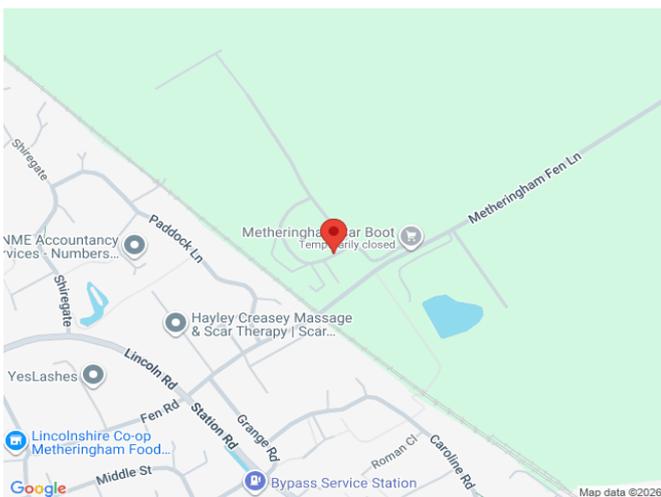
GROUND FLOOR  
752 sq.ft. (69.9 sq.m.) approx.



PADDOCK LANE, METHERRINGHAM, LN4 3YR

TOTAL FLOOR AREA : 752 sq.ft. (69.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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