



9 Sargent Close

Metheringham, Lincoln, LN4 3ET



Book a Viewing!

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £200,000. Situated on a larger-than-average plot in the popular village of Metheringham, this versatile three/four Bedroom detached bungalow offers spacious accommodation. The Entrance Hall leads through to a Lounge, Dining Room/Bedroom, Bathroom, three further Bedrooms, Bathroom, WC and Storage Cupboard. Externally, the property has a generous rear garden with patio, lawn, mature borders, greenhouse, shed, summer house, detached garage and driveway parking for multiple vehicles. The property is offered for sale with the benefit of no onward chain.



9 Sargent Close, Metherringham, Lincoln, LN4 3ET



SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Metherringham is a larger than average village located between the historic Cathedral and University City of Lincoln and the Market Town of Sleaford. The village offers a range of local amenities including the Co-op and Nisa Food Stores, three public houses, a church, a primary school, an outdoor swimming pool, hairdressers, beauticians, a petrol station, a post office, a vet and food outlets including an Indian restaurant, fish and chip restaurants, a tearoom and various other takeaways. The village itself has good transport links, including a train station on the Lincoln to Sleaford line and a bus route.



ACCOMMODATION

ENTRANCE HALL

Providing access to the lounge, dining room/bedroom four, bathroom, 3 further bedrooms, bathroom and WC, storage cupboard, housing the hot water tank, and loft access.

FRONT LOUNGE

12' 10" x 15' 3" (3.92m x 4.64m) A bright reception space with large front facing UPVC double glazed bay window, feature fireplace with electric fire, and radiator.

DINING ROOM/BEDROOM 4

7' 10" x 9' 11" (2.40m x 3.03m) A versatile front-facing room with UPVC double glazed window, radiator, and serving hatch through to the kitchen.

LIVING ROOM

9' 11" x 9' 11" (3.03m x 3.03m) A generous secondary reception room with sliding glass doors opening into the conservatory. Includes radiator and access to the kitchen and hallway.

KITCHEN

8' 10" x 9' 11" (2.69m x 3.03m) Fitted with a range of worktops and cupboards, freestanding electric oven 1 ½ bowl ceramic sink with mixer tap, and tiled splashbacks. Spaces and plumbing for dishwasher, washing machine, and fridge/freezer. Features a UPVC double-glazed window to the side aspect, tiled flooring, wall-mounted boiler, and serving hatch through to the dining room.



CONSERVATORY

6' 10" x 8' 5" (2.07m x 2.55m) A light filled addition with UPVC double glazed windows, French doors to the rear garden, electric radiator, vaulted ceiling, and tiled flooring.

BEDROOM 1

11' 11" x 10' 10" (3.63m x 3.31m) A large rear facing double bedroom with UPVC window, radiator, and a shower area with tiled splashbacks, extractor, and electric shower.

BEDROOM 2

15' 1" x 7' 10" (4.59m x 2.39m) A further double bedroom with front facing UPVC window and radiator.

BEDROOM 3

8' 10" x 7' 11" (2.70m x 2.42m) Rear facing with UPVC window and radiator.

BATHROOM

Fitted with a two-piece suite comprising panelled bath and pedestal wash basin, wall cupboard storage, tiled walls, carpeted flooring, and rear facing UPVC window.

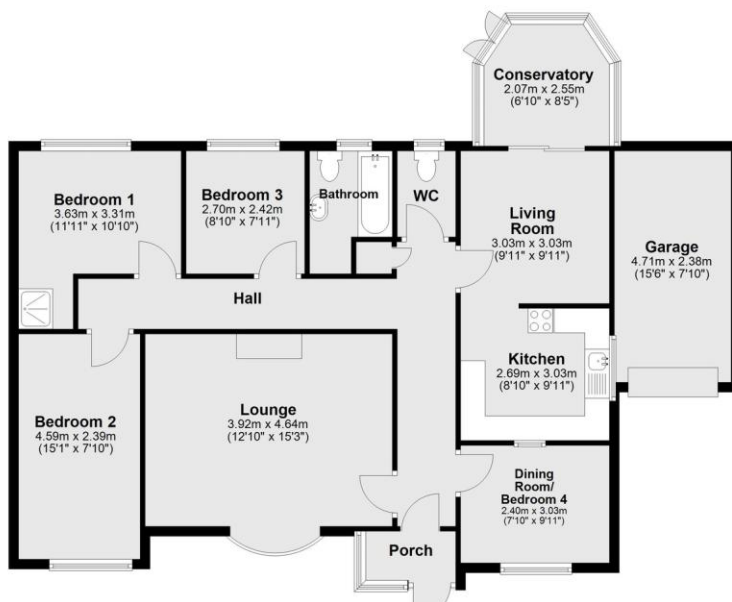
WC

With rear facing UPVC window.





Ground Floor



OUTSIDE

The property enjoys a large gravelled front garden with mature hedging and a driveway providing parking for two vehicles and access to the detached garage. The generous and private rear garden features a patio area, gravelled borders, lawn, mature shrubs, greenhouse, garden shed, summer house, outside tap, and secure side gated access to the driveway.

DETACHED GARAGE

15' 6" x 7' 10" (4.71m x 2.38m) With up-and-over door, lighting, and power.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Sills & Bettridge, Ringrose Law LLP, Burton and Co, Bridge, McFarland, Dale & Co, Birt & Co and G. H. Son & Co who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWHL, J. Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services, we will receive a commission from them of £250 and in addition, the individual member of staff who generate the lead will receive £50.

BUYING YOUR HOME

An independent survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556888 and ask for Steven Spivey MMRCS.

GETTING AN MORTGAGE

We would be happy to put you in touch with our Financial Advisers who can help you to work out the cost of financing your purchase.

NOTE

- None of the services or equipment have been checked or tested.
- All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys make every effort to ensure these details are accurate, however they for themselves and the vendors (lessors) for whom they act as Agents give notice that:

- The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty in relation to this property.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AG.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

