



- Refurbished Bay Fronted Home
- Modern Throughout
- Ample Parking & Detached Garage
- Popular Village Location

- Three Spacious Bedrooms
- Kitchen/Breakfast Room
- Generous Rear Garden
- Call Today To View!

Princes Street, Metherringham, LN4 3BX
£262,500





Starkey&Brown is delighted to offer for sale this immaculately presented three-bedroom semi-detached home positioned on Princes Street in the popular village of Metherringham. The property has been refurbished in recent years and offers beautifully finished living throughout allowing the next owners to move straight in. Accommodation briefly comprises a welcoming entrance hall, leading into a bright and spacious bay-fronted living room positioned to the front aspect. To the rear of the property there is a modern kitchen/breakfast room thoughtfully designed with ample storage and workspace and a conservatory which overlooks the rear garden and provided excellent additional reception area for dining, entertaining or relaxing. A particular feature is the former outbuilding which have been converted to provide a particular useful utility room and a separate shower room. Rising to the first floor there are three well-proportioned bedrooms and a beautifully refurbished family bathroom finished to a high standard. Externally the property has a substantial driveway providing off-street parking for multiple vehicles, alongside access to a detached garage benefitting from full power and electrics. To the rear of the property there is a spacious and enclosed rear garden, offering ideal space for families, outdoor entertaining and relaxing. The property's position is appealing, opposite a children's play area making it a fantastic choice for families. The village of Metherringham offers an excellent range of amenities including schooling, doctors surgery, pharmacy, Co-op food store, a post office and regular transport links and train station with direct links to Lincoln, Sleaford and Grantham. Viewing is highly recommended to fully appreciate the property being offered for sale. Council tax band: B. Freehold.



uPVC composite door leading into:

Entrance Hall

Staircase to the first floor, laminate flooring, a radiator, and access into:

Living Room

15' 8" x 11' 10" (4.77m x 3.60m)

Having a bay-fronted window to the front aspect, carpeted flooring, a radiator, and an electric fireplace.

Kitchen/Breakfast Room

19' 0" x 10' 1" (5.79m x 3.07m)

Having a range of matching base and wall units with countertop, an integrated electric oven with 4-ring gas hob and an overhead extractor fan, an integrated dishwasher, a stainless steel sink with mixer tap, 3 seater breakfast bar, a uPVC triple-glazed window to the rear aspect, tiled splashback, laminate flooring, space for a fridge freezer, LED lighting, cabinet downlights, a radiator, an understairs storage cupboard with a uPVC frosted window to the front aspect. Access to the lobby and the conservatory.

Conservatory

13' 2" x 9' 11" (4.01m x 3.02m)

Being of uPVC construction, double-glazed windows to the rear aspect, French doors to the rear, tiled flooring, and a radiator.

Lobby

Having a uPVC triple-glazed door to the front and rear, and laminate flooring. Access to:

Utility Room

Fitted wall units with countertops, space and plumbing for appliances, a radiator and a uPVC double-glazing window to the front aspect.

Shower Room

Three-piece suite comprising a low-level WC, wash hand basin with understorage, walk-in shower cubicle with rainfall and handheld shower, laminate flooring, partially tiled walls, frosted triple-glazed window to the rear and extractor fan.

First Floor Landing

Carpeted, uPVC triple-glazed window to the side, loft access - partially boarded, and a radiator. Access to the bedrooms and the bathroom.

Bedroom 1

13' 11" x 11' 2" (4.24m x 3.40m)

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

Bedroom 2

11' 2" x 10' 1" (3.40m x 3.07m)

Having a uPVC triple-glazed window to the rear aspect, carpeted, and a radiator.

Bedroom 3

9' 7" x 7' 5" (2.92m x 2.26m)

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

Bathroom

Three-piece suite comprising low-level WC, wash hand basin with under storage, panelled bath with overhead rainfall and handheld shower unit, a frosted triple-glazed window to the rear, partially tiled walls, extractor fan, storage cupboard with shelving and a chrome towel rail.

Outside Front

Stone laid driveway parking for multiple vehicles, lawned area, and access to the detached garage.

Detached Garage

Having up-and-over door, power, and electrics.

Outside Rear

Generous rear garden with fully fenced surround, mostly laid to lawn with block paved seating area and an outside tap.





GROUND FLOOR
838 sq.ft. (76.1 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1257 sq.ft. (116.8 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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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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