



Paddock Lane, Metherringham, Lincoln, LN4 3YG



welcome to

Paddock Lane, Metherringham, Lincoln

Early viewing is essential for this well presented semi-detached family home situated within the popular village of Metherringham. Boasting ample driveway parking, multiple reception rooms, fully enclosed low maintenance rear garden, three bedrooms and local access to amenities.



Entrance Porch

3' x 3' (0.91m x 0.91m)

With radiator and laminate flooring.

Lounge

16' 7" x 8' (5.05m x 2.44m)

With carpet flooring, radiator and double glazed window to the front.

Living Room

12' 5" x 12' 5" (3.78m x 3.78m)

With laminate flooring, radiator and double glazed window to the front.

Dining Room

8' 9" x 7' 2" (2.67m x 2.18m)

With laminate flooring, double glazed window to the rear and radiator.

Kitchen

11' 1" x 7' 3" (3.38m x 2.21m)

With double glazed window to the rear, double glazed door to the rear, a modern fitted kitchen in a range of high gloss wall and base units with work surfaces, integral oven, integral microwave, electric hob with extractor fan over, one and a half bowl sink and drainer, space for fridge freezer, laminate flooring, part tiling to the walls and wall mounted boiler.

Landing

With carpet flooring, radiator, loft access point and airing cupboard.

Bedroom One

13' 5" x 8' 6" (4.09m x 2.59m)

With double glazed window to the front, radiator and carpet flooring.

Bedroom Two

13' 5" x 9' (4.09m x 2.74m)

With double glazed window to the rear, radiator, carpet flooring and built in storage.

Bedroom Three

8' 7" x 7' 9" (2.62m x 2.36m)

With double glazed window to the rear, radiator and carpet flooring.

Bathroom

With shower over bath, wash hand basin, wc, part tiling to the walls, extractor fan and tiled flooring.

Outside

Property benefits from a driveway to the front providing off road parking for multiple cars and gated access to the rear garden. To the rear is a fully enclosed and low maintenance garden benefitting from a decking area, an area of lawn and space for a shed with concrete slab base.



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welcome to

Paddock Lane, Metherringham, Lincoln

- WELL PRESENTED SEMI-DETACHED HOME
- MODERN FITTED KITCHEN
- DRIVEWAY PARKING
- ENCLOSED REAR GARDEN
- THREE WELL-PROPORTIONED BEDROOMS

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

offers in excess of

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR123250 - 0008

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