



- Detached Bungalow
- Refurbished Throughout
- Garage & Driveway
- Prime Village Location
- Three Bedrooms & Bathroom
- Quiet Cul-De-Sac Position
- Garden Room With Insulated Roof
- Landscaped Garden

Franklin Close, Metheringham, LN4 3EP
£300,000





Starkey&Brown are delighted to offer for sale this beautifully refurbished three-bedroom detached bungalow, positioned within a quiet cul-de-sac in the ever-popular village of Metheringham. The property has undergone an extensive programme of renovation in recent years, having previously been taken back to bare brick and thoughtfully upgraded throughout with high specification fixtures and fittings, resulting in a superb finished home. The accommodation briefly comprises a generous lounge with bay frontage, a spacious 17'1 kitchen fitted with a range of bespoke units and integrated appliances, with access through to a garden room featuring a fully insulated roof, currently utilised as a dining area and enjoying views over the rear garden. The stylish bathroom benefits from a rainfall shower, inset lighting, shelving, and a vanity unit, and there are three well-proportioned bedrooms. Externally, the rear garden has been attractively landscaped and includes a paved seating area ideal for entertaining and relaxing, along with a timber-built garden shed. To the front there is a driveway providing ample off-street parking and access to a single garage with a remote control electric door. Further improvements carried out during the renovation include an upgraded gas central heating system with a combination boiler, re-wiring (completed in 2020), updated radiators, re-plastered walls and ceilings, and quality flooring throughout. Metheringham is a highly regarded village offering a wide range of amenities, including primary schooling, doctors' surgery and pharmacy, post office, Co op store, takeaways, regular bus services, and a railway station with direct links to Lincoln and Grantham. Early viewing is strongly recommended to appreciate both the condition and the location of this impressive home. Council tax band: C. Freehold.



Entrance Hall

Having composite front door entry leading into a front porch with uPVC double glazed window. Access into:

Hallway

Having ceramic tiled flooring throughout, stretching into the bathroom, kitchen, and garden room. There are 2 storage cupboards, one housing a Logic gas combination boiler, radiator, loft access with the loft being fully boarded, and ladder access.

Kitchen

17' 1" x 9' 10" (5.20m x 2.99m)

Having a range of eye and base level units with under-unit and plinth lighting, counter worktops, integral appliances such as a double oven, washing machine, tumble dryer, microwave, electric hob with extractor hood over, fridge freezer, and ceramic tiled flooring throughout. uPVC double-glazed window to the side aspect. Access to:

Garden Room

14' 4" x 7' 6" (4.37m x 2.28m)

Being of brick base and uPVC construction. Completely insulated roof, vertical radiator, ceramic tiled flooring, and French doors leading onto the rear garden.

Lounge

12' 9" x 15' 4" (3.88m x 4.67m)

Having a uPVC double-glazed window to the front aspect, a radiator, and a feature electric fireplace.

Bedroom 1

11' 11" x 10' 10" (3.63m x 3.30m)

Having a uPVC double-glazed window to the rear aspect, a range of wardrobes, and a radiator.

Bedroom 2

7' 10" x 8' 9" (2.39m x 2.66m)

Having a uPVC double-glazed window to the rear aspect, a range of wardrobes, and a radiator.

Bedroom 3

9' 10" x 9' 11" (2.99m x 3.02m)

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

Bathroom

7' 7" x 5' 11" (2.31m x 1.80m)

Having uPVC double-glazed obscured window to rear aspect, 'P' shaped bath with rainfall showerhead over, heated hand towel rail and radiator, vanity hand wash basin unit, extractor unit and low level WC.

Garage

15' 1" x 7' 10" (4.59m x 2.39m)

Having a remote-controlled electric door, power, and lighting with a plastered ceiling.

Outside Rear

Being an enclosed plot with a timber-built garden shed, a recently paved seating area, an outside water source, and gated access leading to the front of the property. Having a generous sized lawn with mature flowerbed borders.

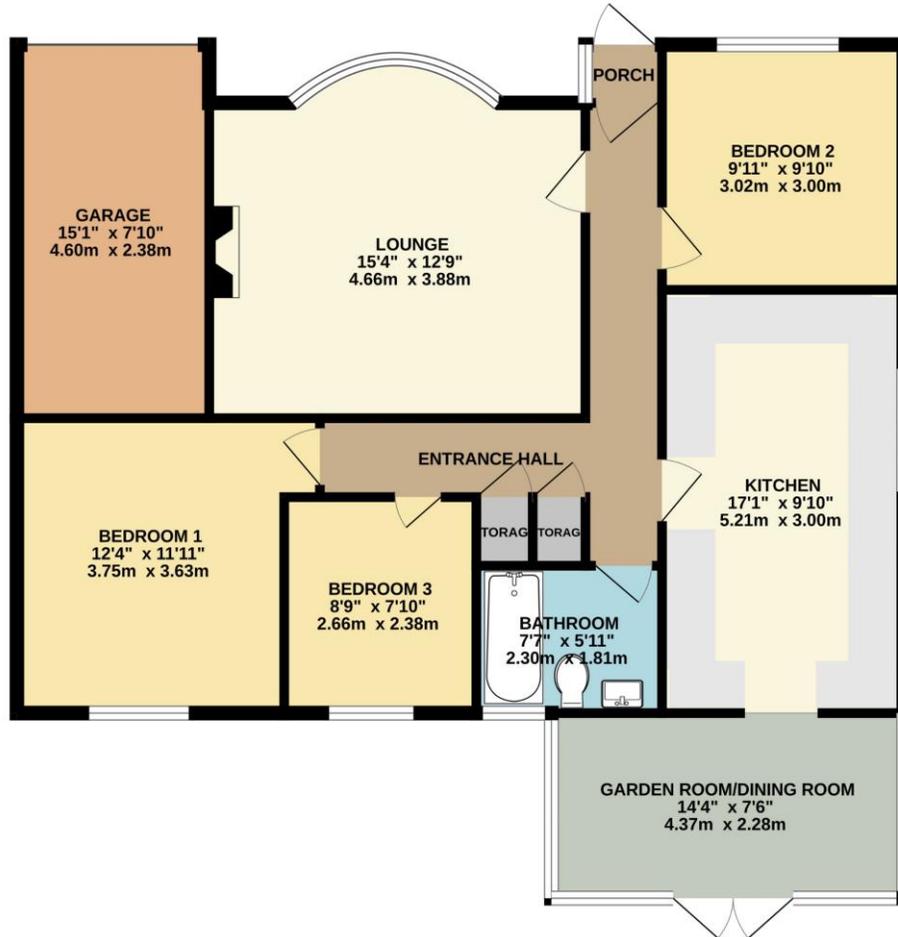
Outside Front

Having a paved driveway with parking for a minimum of 2 vehicles, access to the front door, and laid to lawn area.





GROUND FLOOR
1050 sq.ft. (97.6 sq.m.) approx.



TOTAL FLOOR AREA: 1050 sq.ft. (97.6 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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