



7 Townsend Way

Metheringham, Lincoln, LN4 3GB



Book a Viewing!

£175,000

Situated within an executive cul-de-sac in the popular and well served village of Metheringham, this modern two bedroom semi-detached bungalow offers well presented living accommodation throughout. The property comprises a fitted Kitchen, a spacious Lounge with patio doors opening onto the rear garden, an Inner Hallway, two double Bedrooms and a modern Shower Room. Outside there is a pleasant front garden, a driveway providing off street parking and a single garage. To the rear there is an enclosed garden, ideal for relaxing and outdoor entertaining. This attractive bungalow is offered in good condition and viewing is highly recommended. NO CHAIN.





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

KITCHEN

13' 7" x 9' 7" (4.15m x 2.94m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, electric oven and hob with extractor fan over, space for washing machine, wall mounted gas fired central heating boiler, storage cupboard, tiled flooring and splashbacks, radiator and double glazed window to the front aspect.



LOUNGE

13' 8" x 9' 7" (4.19m x 2.94m) With double glazed patio doors to the rear garden and radiator.

INNER HALLWAY

BEDROOM 1

11' 5" x 9' 3" (3.50m x 2.82m) With double glazed window to the front aspect and radiator.

BEDROOM 2

9' 3" x 8' 6" (2.83m x 2.60m) With double glazed window to the front aspect and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and pedestal wash hand basin, chrome towel radiator and part tiled walls.

OUTSIDE

To the front of the property there is a lawned garden. There is a driveway providing off street parking and access to the single garage. To the rear of the property there is an enclosed garden laid mainly to lawn.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

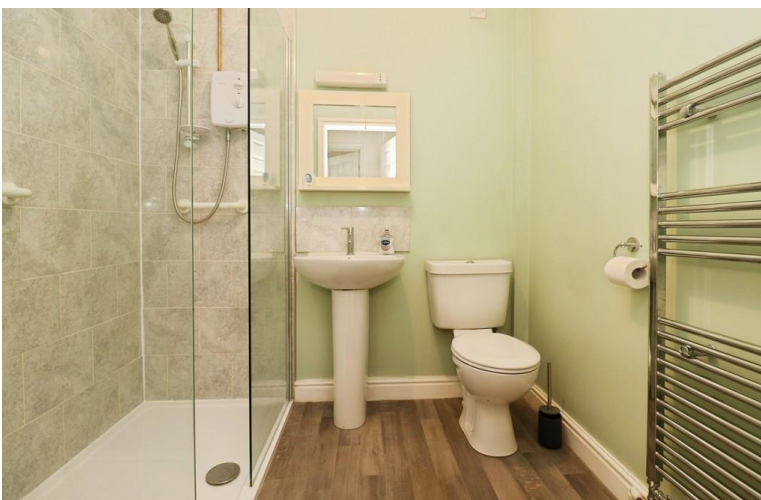
LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)





WEBSITE

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GETTING A MORTGAGE

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

NOTE

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

GENERAL

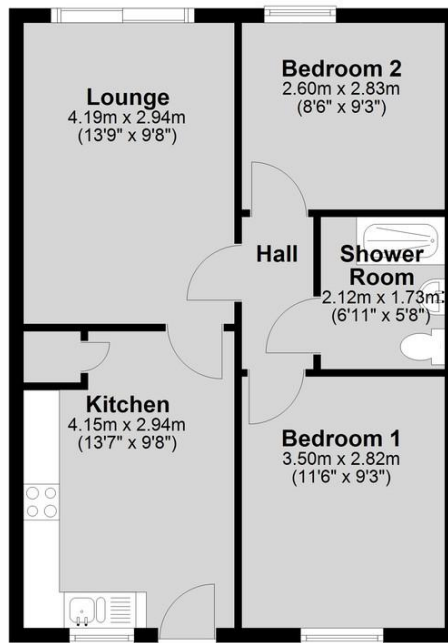
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. 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 whatever in relation to this property.
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Ground Floor

Approx. 49.4 sq. metres (532.3 sq. feet)



Total area: approx. 49.4 sq. metres (532.3 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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.



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