



- 1700's Extended Cottage
- Full Of Character
- Private Rear Garden
- Sold With No Onward Chain
- One Bedroom
- Parking Available
- Well-Presented Throughout
- Close To Local Amenities

Bramble Cottage, Lincoln Road, Metheringham, LN4 3EF  
£160,000





**NO ONWARD CHAIN!** Starkey&Brown is delighted to offer for sale this charming one bedroom end terrace character cottage. 'Bramble Cottage' is located in the popular village of Metheringham, the cottage dates back to the late 1700's and has been extended and upgraded over the years. Retaining a wealth of original features combined with modern upgrades. Accommodation briefly comprises a conservatory, which leads into a newly upgraded kitchen, a generous living room with exposed stone work which enhances the home, a utility room and a modern shower room. Rising to the first floor there is a bedroom with dual aspect windows. Externally there is parking available and a patio seating area. A generous private rear garden offering fantastic outdoor space for relaxing and entertaining. Further benefits of the property includes gas central heating, insulated flooring and uPVC double-glazing throughout. The village of Metheringham is well-regarded due to it's local amenities including a primary school, a doctor's surgery, shops, a train station with direct link to Lincoln, Sleaford and Grantham and a regular bus service. Council tax band: Freehold.



## uPVC composite door leading to:

### Conservatory

11' 1" x 6' 10" (3.38m x 2.08m)

uPVC double-glazed windows, tiled flooring, exposed stone wall, and a further door leading to:

### Kitchen

13' 7" x 7' 0" (4.14m x 2.13m)

Upgraded in 2024. Wooden wall and base units with countertops, Belfast sink with mixer tap, slate tiles with underfloor heating, a freestanding electric oven with 4-ring gas hob and an overhead extractor fan, tiled splashback, and a radiator. Leading to:

### Living Room

16' 7" x 13' 7" (5.05m x 4.14m)

Having uPVC double-glazed windows to the front and rear aspects, carpeted, exposed stone wall, shelving, a storage cupboard, wall-mounted lights, a staircase rising to the first floor, an open fire with a brick mantle, and a radiator. Access to:

### Rear Porch

Having a uPVC door leading to the rear and a window to the side aspect.

### Utility

7' 7" x 7' 3" (2.31m x 2.21m)

Having a uPVC double-glazed window to the rear and side aspects, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge-freezer, tiled flooring, a radiator, a wall-mounted boiler (serviced annually and fitted approximately in 2021), and underfloor heating. Access to:

### Shower Room

7' 3" x 6' 0" (2.21m x 1.83m)

Refurbished in 2023. Three-piece suite comprising a low-level WC, a walk-in shower cubicle with rainfall and hand-held shower, a wash hand basin, laminate flooring, a frosted double-glazed window to the side, an extractor fan, and partially tiled walls.

### Bedroom

17' 0" x 12' 10" (5.18m x 3.91m)

Dual uPVC double-glazed windows to the rear, wooden flooring, exposed stone wall, loft access - partly boarded, a radiator, and a staircase to the ground floor.

### Outside Front

Stone-laid driveway with parking available, a timber-built shed, and a patio seating area.

### Outside Rear

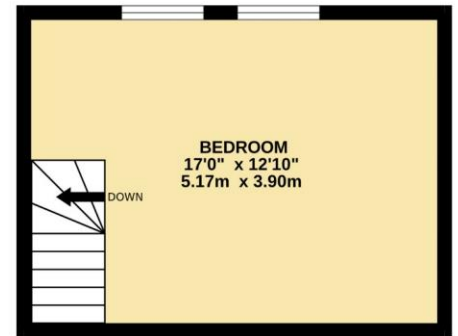
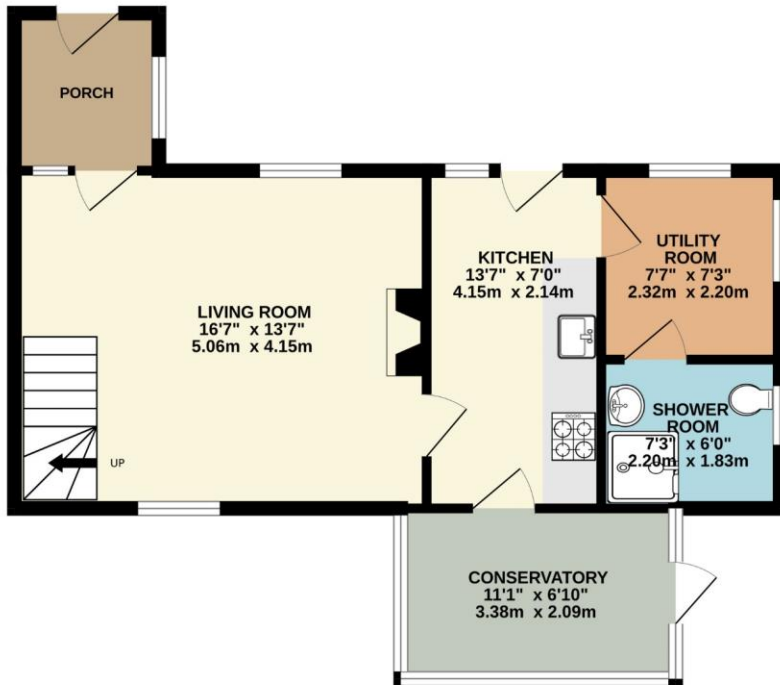
Mostly laid to lawn with a block-paved patio, 2 timber-built sheds, fully fenced with mature shrubs and hedges. Gate access leading to the side. Further gate access leading to the front.





GROUND FLOOR  
528 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR  
217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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.  
Made with Metroplan ©2026

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE