



Bentley Way, Metherringham



**£240,000**

- Detached Dormer Bungalow
- Three Bedrooms
- Popular Village Location
- NO ONWARD CHAIN
- Garage & Driveway
- Two Reception Rooms
- Enclosed Rear Garden
- EPC Rating TBC



Spacious THREE BEDROOM Detached Dormer Bungalow located in the sought after village of Metheringham. Perfectly located within a short distance from the local Train Station, Doctors, Shops and School. The property further benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

The accommodation on offer comprises Entrance Hall, Lounge, Kitchen, Dining Room and Shower Room and conservatory to the ground floor. To the first floor there are Three Bedrooms and a wc. Externally to the front of the property there is a lawned garden, driveway with room for up to four cars leading to a single integral garage. To the rear of the property there is an enclosed lawned garden with patio area.

### Entrance Hall

With entrance door and stairs leading to the first floor.

### Lounge 20'4" x 10'5" (6.2m x 3.2m)

With a window to the front aspect, folding doors leading to the rear garden and radiator.

### Conservatory

With windows to the rear and side aspect and french doors leading to the rear garden.



### **Kitchen Diner 20'4" x 7'10" (6.2m x 2.4m)**

With a window to the front aspect, door leading to the garage and access to a storage cupboard . Fitted with a range of wall and base units with worktops over, sink with drainer unit, double electric oven, 4 ring hob with extractor over, under counter space for fridge and dishwasher.

### **Utility Room 13'2" x 7'4" (4m x 2.2m)**

With a window to the rear aspect, access from the garage, door leading to the rear garden, fitted with base units and space for freezer.

### **Shower Room**

With a window to the rear aspect, low level wc, corner wash hand basin, enclosed shower and radiator.

### **Landing**

With stairs to the ground floor and storage cupboard.

### **Bedroom One 13'2" x 10'5" (4m x 3.2m)**

With a window to the rear aspect, storage cupboard and radiator.

### **Bedroom Two 10'5" x 8'4" (3.2m x 2.5m)**

With a window to the front aspect and radiator.

### **Bedroom Three 10'5" x 8'3" (3.2m x 2.5m)**

With a window to the rear aspect and radiator.

### **WC**

With a window to the rear aspect, low level wc, wash hand basin and radiator.

### **Garage 15'9" x 13'2" (4.8m x 4m)**

Attached single garage with up and over door to the front aspect, doors to the kitchen and utility room, power and lighting.

### **Outside**

To the front of the property is a lawned garden and driveway.

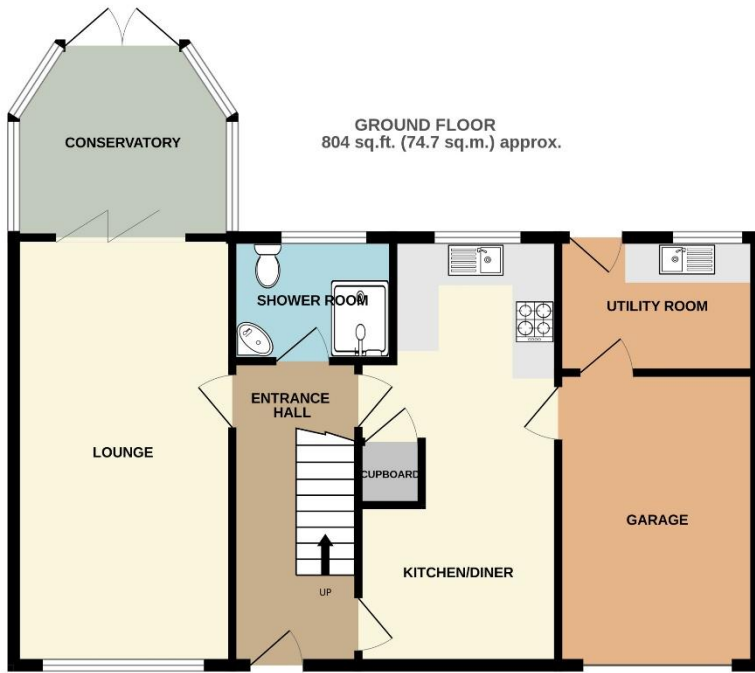
To the rear is an enclosed lawned garden, patio area, shed and greenhouse.

## Agents Note

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BENTLEY WAY, METHERINGHAM, LN4 3EN

TOTAL FLOOR AREA : 1243 sq.ft. (115.4 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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