

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.





Townsend Way, Metheringham, Lincoln, LN4 3GB







LOCATION

Metheringham 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
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
https://www.mundys.net/referrals/

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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:

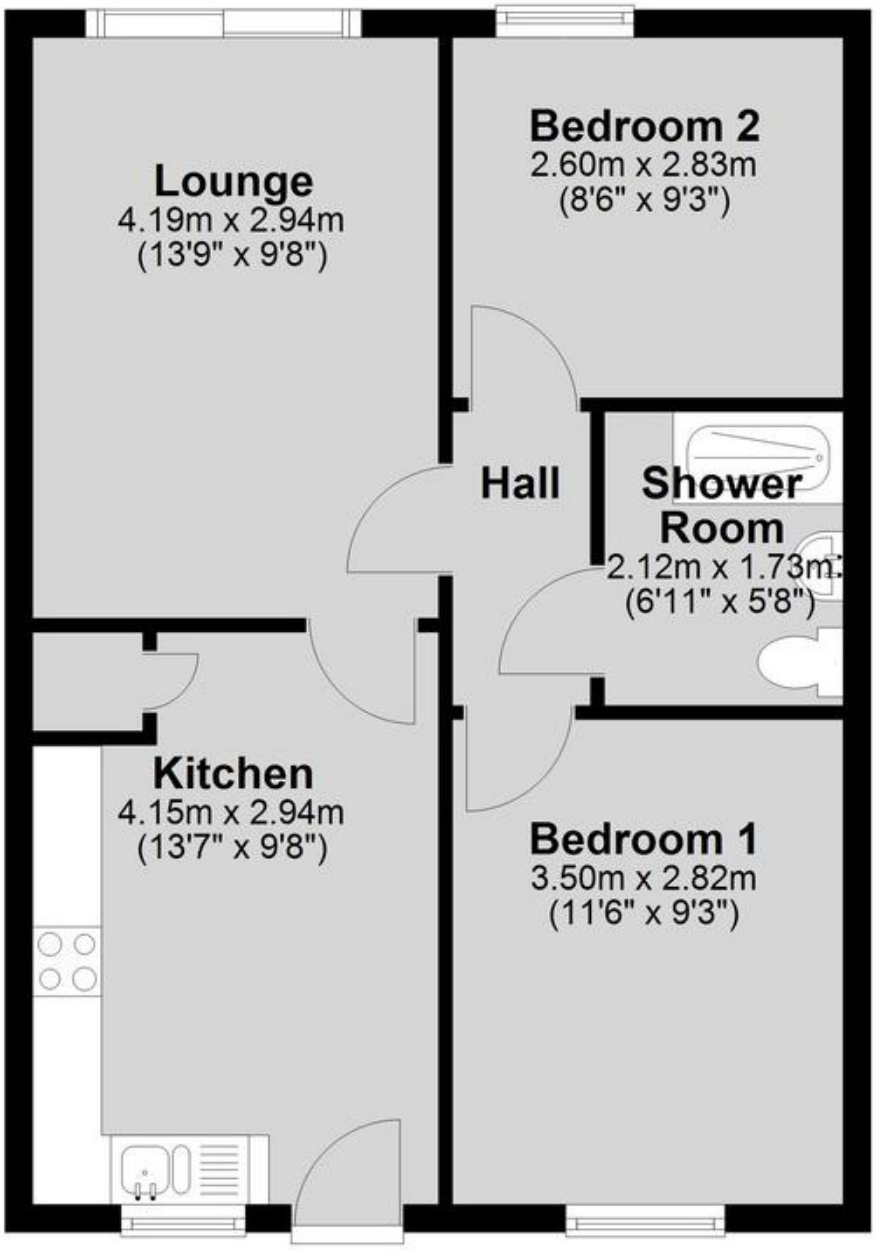
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

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 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.

The Property Ombudsman

www.mundys.net