



51 Caroline Road
Metheringham, Lincoln, LN4 3HF



Book a Viewing!

£169,950

This Two Bedroom Semi Detached Property is pleasantly positioned within the popular village of Metheringham. Offered for sale with no onward chain, the property provides flexible living accommodation and occupies a generous corner plot with gardens to the front, side and rear, along with a greenhouse and a detached garage. The property has been recently decorated throughout and benefits from new carpets. The internal accommodation comprises of a Lounge, Ground Floor Bedroom and modern fitted Kitchen, with stairs rising to the First Floor Landing giving access to the main Bedroom and Bathroom.



SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Metherringham is a popular village approximately 9 miles south-east of Lincoln, offering a range of everyday amenities including shops, a Co-op, doctor's surgery, primary schooling and public houses. The village benefits from its own railway station with services to Lincoln and Sleaford, along with good road links via the A15 and A17, making it an ideal choice for those seeking a well-connected village lifestyle surrounded by open countryside.



ACCOMMODATION

LOUNGE

17' 3" x 11' 8" (5.28m x 3.58m) With two UPVC windows to the front aspect, a UPVC entrance door to the front, understairs storage cupboard, stairs to the first floor, a wall mounted fire and doors leading through to the ground floor bedroom and the kitchen.

KITCHEN

10' 3" x 8' 5" (3.14m x 2.58m) Fitted with a range of wall and base units with drawers with work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and an integral electric oven with extractor over. There are spaces for a fridge freezer and washing machine, tiled flooring, partly tiled walls, a small breakfast bar and a useful cupboard. The consumer unit is set above the cupboards in the kitchen. A UPVC window and door provide access to the rear aspect.

BEDROOM 2

10' 3" x 8' 6" (3.14m x 2.60m) With UPVC window to the rear, access to roof storage and an electric heater.

LANDING

With access to the main bedroom, bathroom and an airing cupboard housing the hot water tank with shelving.

BATHROOM

6' 5" x 5' 4" (1.96m x 1.63m) Fitted with a bath, WC and wash hand basin, with porcelain tiled walls, a wall mounted electric fan heater and an extractor fan. There is also a window to the rear aspect.

BEDROOM 1

15' 9" x 10' 6" (4.81m x 3.22m) With window to the rear aspect and an electric heater.

OUTSIDE

Externally, to the front of the property there are decorative gravel beds and hedging, and the electric meter is housed externally. To the side, there is a hardstanding paved and gravel area, greenhouse, seating area with paving, barbecue space and raised planting beds. A gravel driveway provides off street parking and vehicular access to the detached garage. The consumer unit is located above the kitchen cupboards.

GARAGE

16' 3" x 8' 6" (4.96m x 2.60m) Fitted with an up-and-over door to the front, windows and a door to the rear and side aspects and benefits from power and lighting.





WEBSITE

Our detailed website show 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

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SMS & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, BrIDGE McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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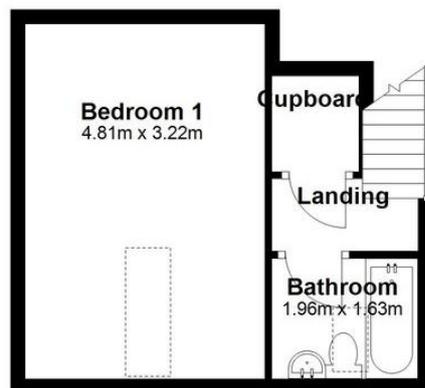
Ground Floor

Approx. 48.9 sq. metres



First Floor

Approx. 22.8 sq. metres



Total area: approx. 71.8 sq. metres

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51 Caroline Road

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

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