

Middle Street, Metherringham, Lincoln, LN4 3EU



Asking Price £165,000 Freehold



****NO CHAIN**** A character two bedroom cottage in the heart of Metherringham village, retaining many original features such as beamed ceilings and with having an adjacent garage which could easily be altered to extend the living accommodation with planning permission.

The property briefly consists of: Generous sized lounge, kitchen/diner, re-modelled ground floor bathroom with shower over bath, large main bedroom with many double wardrobes and single bedroom/office. The house does benefit from having a newly installed burglar alarm which can also be controlled using an APP Outside has an enclosed private rear garden with a 5 bar gate and access to the garage.

The property has gas central heating with radiators to all rooms and UPVC double glazing providing an EPC Rating: D and Council Tax band: B

Local Amenities and Area

The Village of Metheringham has so much to offer from several pubs, loads of takeaways including Chinese, Indian, fish and chips and a pizza place, it has a great large friendly co-op store, a petrol station, Butchers, hairdressers, there is a playing field for kids, great primary school with swimming pool. It offers easy access to Branston Community College or Sleaford Schools for teenagers, a bit further and your in Lincoln with 20 mins by car or from Metheringham railway station, saving you on parking in Lincoln.

Accommodation

The property is entered through a UPVC upper glazed door into the living room

Living Room

12'10" x 12'8"



Window to front elevation, carpeted flooring, low level wooden paneling to two walls, cupboards and shelving either side of chimney breast, featuring original exposed beams on the ceiling.

Kitchen/Diner

10'1" x 12'8"



Window to rear elevation above the kitchen sink, a range of wall and base units, laminate worktops with tech wall splash-back, electric cooker with extractor hood above, ceramic tiled flooring, plumbing and space for washing machine, upper glazed UPVC door to rear garden, stairs to 1st floor landing with cupboard underneath, exposed original beams and LED strip light on the ceiling. An extension could be added as the rear garden is large enough.

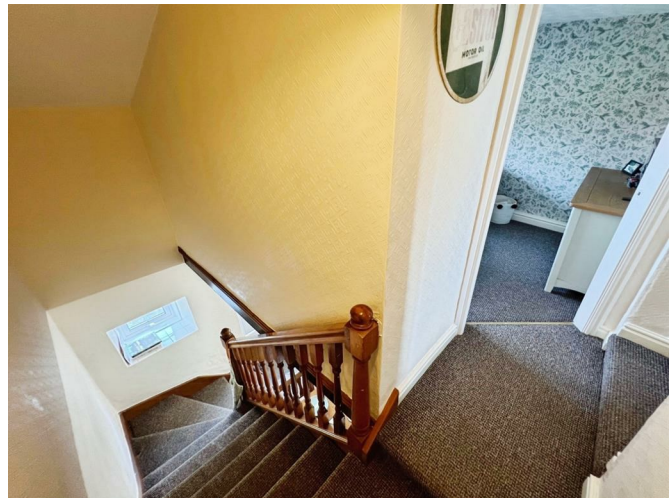
Bathroom

6'1" x 10'4"



Window to front elevation with frosted glass and window ledge, laminate flooring, paneled bath with electric shower over having mermaid boarding in the enclosure, sink with built vanity unit under neath and mixer tap, close coupled toilet, IP rated light unit

Landing



Bedroom 1 13'2" x 12'8"



Window to front elevation, an entire wall of double wardrobes, single cupboard housing combi boiler, carpeted flooring and pendant lighting.

Bedroom 2 6'7" x 9'5"



Window to rear elevation, single wardrobe, carpeted flooring and pendant lighting.

Garage 18'7" x 9'4"



Window to side elevation, up and over door, plumbing for washing machine, electrics and outside tap. This

garage could be converted into extra living space with the appropriate planning permission with access being created from the living room.

Outside



The front garden has a low level wall with a small wrought iron gate leading up a concrete path to the front door, with lawn either side.

The rear garden is also laid mainly to lawn with some tall conifers providing some privacy, a large patio, a five bar gate leading from the shared vehicle access track from the main road, single garage.

Disclaimer 1

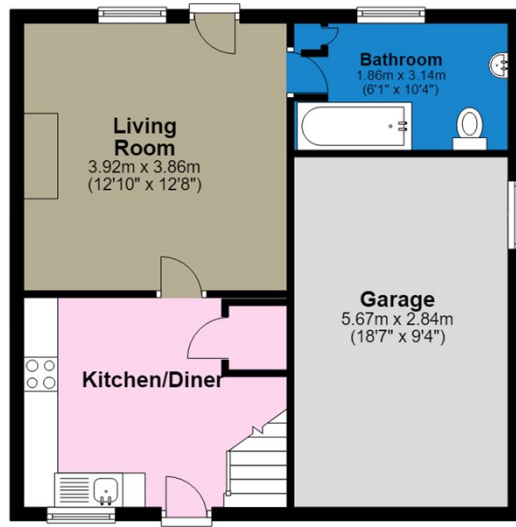
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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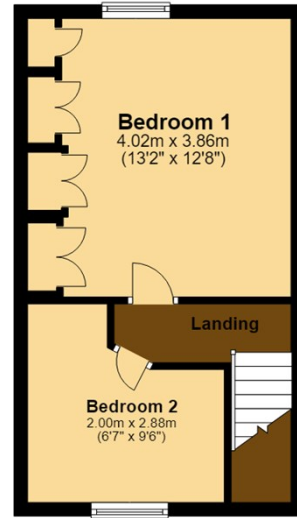
Ground Floor

Approx. 50.3 sq. metres (541.9 sq. feet)

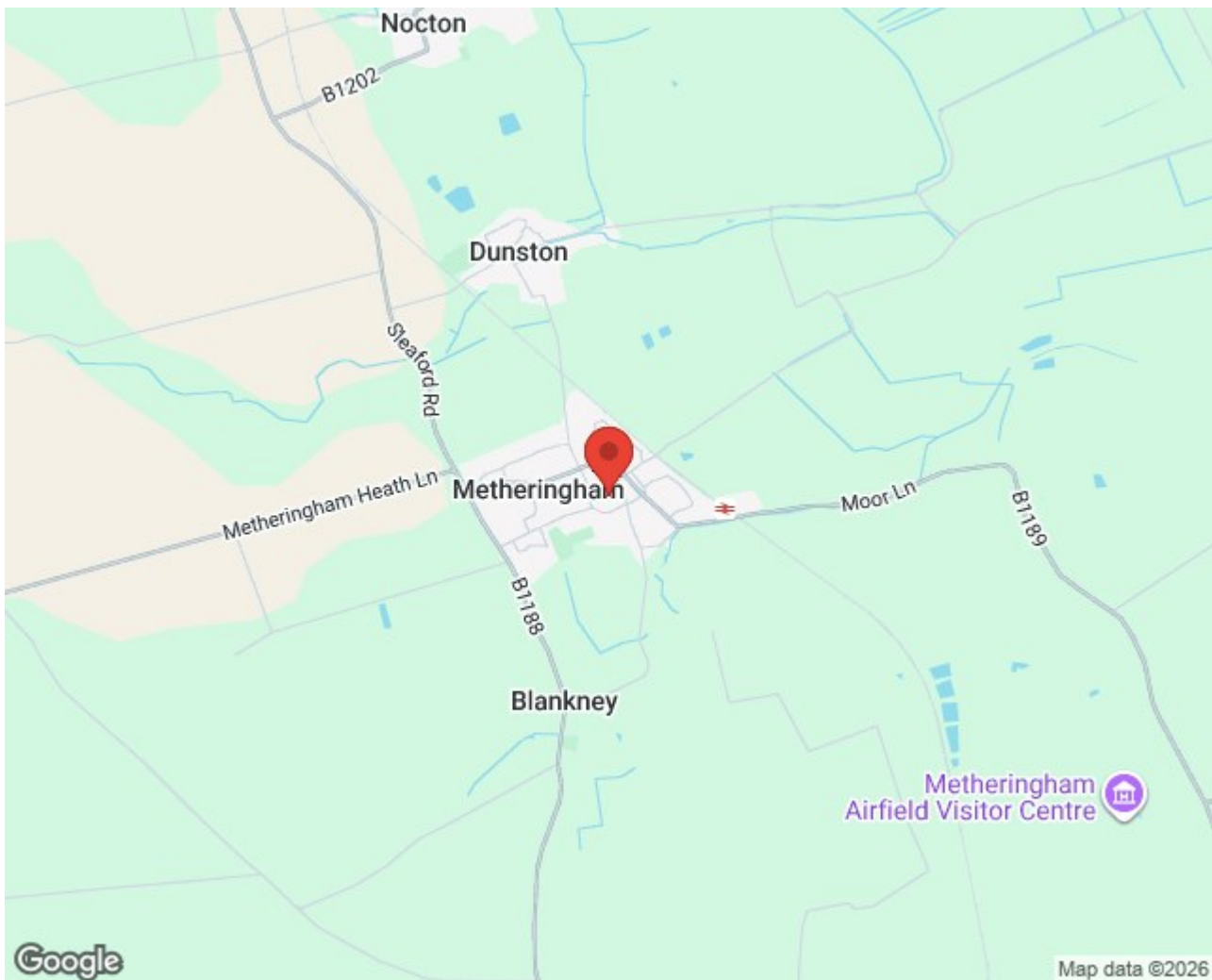


First Floor

Approx. 27.1 sq. metres (292.1 sq. feet)



Total area: approx. 77.5 sq. metres (833.9 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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