

## Lincoln Road, Metherringham, Lincoln, LN4 3EE



**Asking Price £205,000 Freehold**



**\*\*NO CHAIN\*\*** A modern two bedroom bungalow built in 2004 having just undergone complete redecoration throughout consisting of: welcoming hallway, kitchen/diner with patio door, bay fronted generous sized lounge, two double bedrooms both with double fitted wardrobes, ensuite bathroom with shower over bath, WC, UPVC double glazing and gas central heating with radiators to all rooms. Outside is low maintenance with block paving, carport and a large rear patio with storage shed. EPC rating is D and Council Tax Band is C.

Viewing highly recommended to appreciate size and location in this popular well serviced village.

## Accommodation



The property is entered from under the car port through an upper glazed UPVC door with adjacent upper glazed panel on the right, all glass is frosted and leaded.

## Hall 6'2" x 12'4"



A welcoming hallway having carpeted flooring, pendant lighting, room thermostat, storage cupboard and doors leading to WC, Kitchen, Lounge and two bedrooms.

## Living Room 16'7" x 11'11"



Bay window to the front elevation and two additional windows either side of the fire place which has a gas living flame fire set into a surround with marble hearth, carpeted flooring, wall and ceiling lighting.

## Kitchen/Diner 16'7" x 10'1"



Window to side elevation and sliding patio doors to the front elevation, new vinyl click flooring, electric hob and extractor hood, electric double oven, plumbing and space for washing machine, a range of wall and base units with laminate worktop over, tiled splash-back, Worcester Combi boiler in wall cabinet, composite sink with mixer tap and pendant lighting.

## WC 3'4" x 7'3"



Window to side elevation, vinyl click flooring, close coupled toilet, corner sink unit with vanity storage underneath and mirror with wall light above.

## Bedroom 1 14'1" x 10'11"



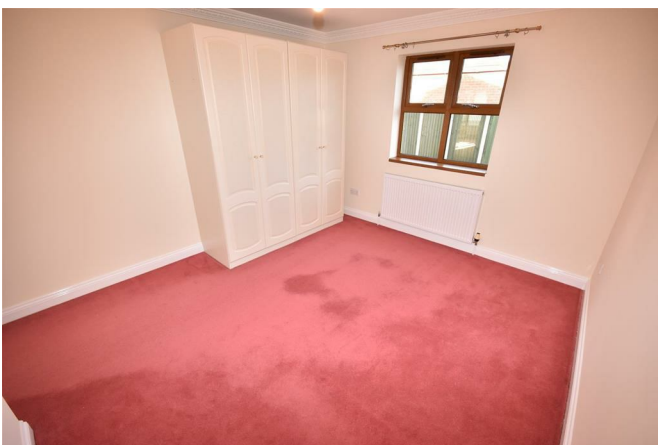
Window to rear elevation, carpeted flooring, two double fitted wardrobes and wall & pendant lighting.

## En-suite 7'10" x 6'10"



Window to side elevation with frosted glass, fully tiled floor to ceiling, airing cupboard with small radiator in, paneled bath with mixer shower over, close coupled toilet, sink with mixer tap and vanity unit underneath, vinyl-click flooring, extractor fan and mirror with light above.

## Bedroom 2 8'3" x 11'0"



Window to rear elevation, carpeted flooring, two fitted double wardrobes and pendant lighting.

## Outside Front



Having block paving with space to park three cars one being under a large car-port, low maintenance front with red pea gravel, wrought iron double gates to a walled frontage with grass border leading to public footpath.

## Outside Rear



The rear is also low maintenance with a large patio and shed accessed from either front or rear gates.

## Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

## Disclaimer 1

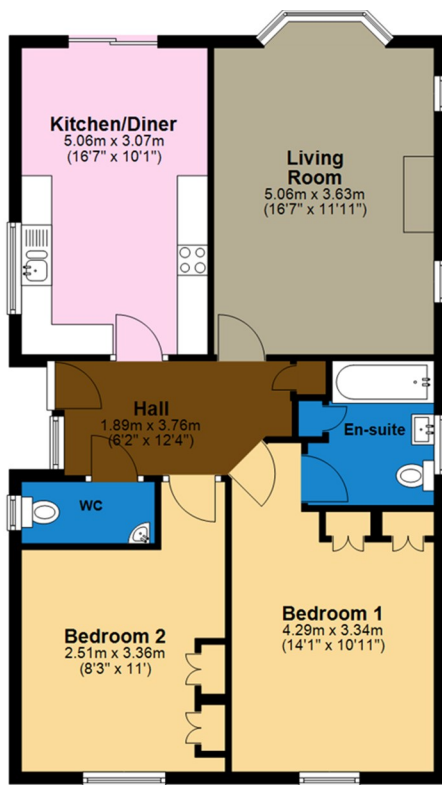
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

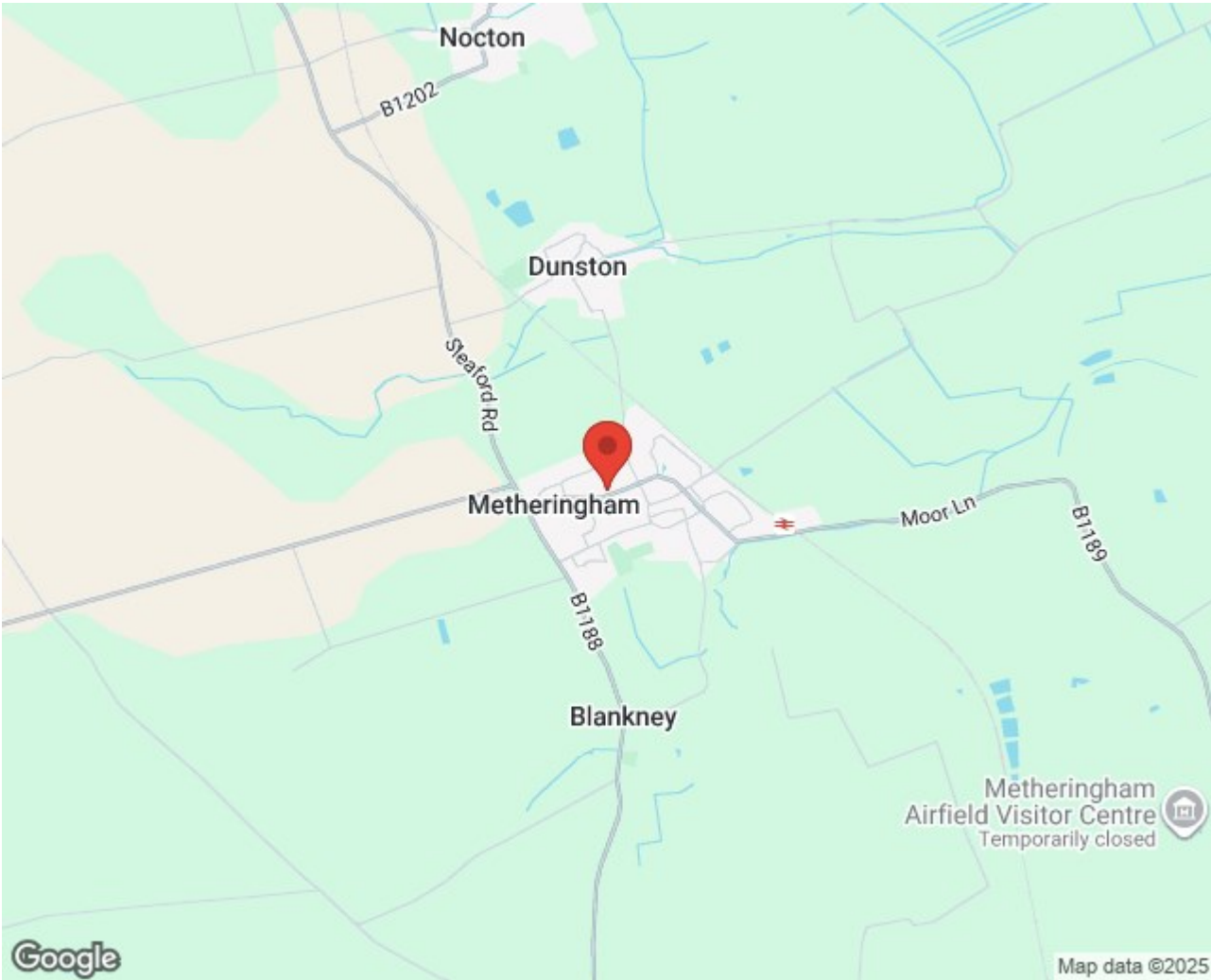
check the position for you, especially if you are contemplating travelling some distance to view the property.

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.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





Energy Efficiency Rating

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

Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |