NEWTON FALLOWELL



High Street, Metheringham

3 1 2

£175,000

- Mid-Terrace House
- Three Double Bedrooms
- NO ONWARD CHAIN
- Village Location
- Two Reception Rooms
- Enclosed Rear Garden
- Tenure: Freehold
- EPC Rating D







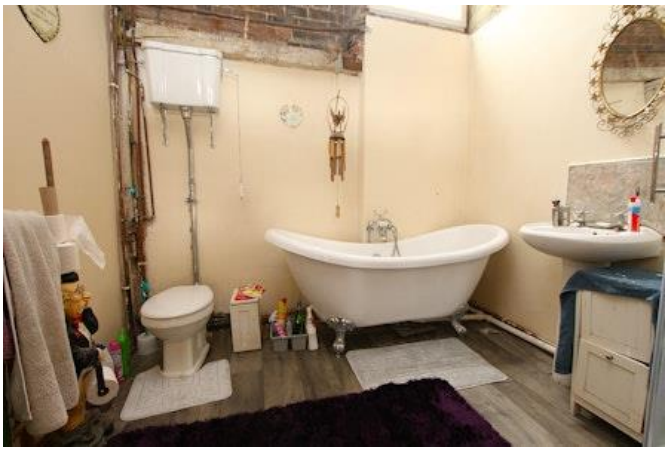
THREE BEDROOM Mid-Terrace Cottage located in the sought after village of Metheringham. Perfectly located within walking distance of the local doctors, school, shops, and train station. The property also benefits from gas central heating, double glazing and being sold with NO ONWARD CHAIN.

The accommodation on offer comprises Entrance Hall, Lounge, Kitchen, Conservatory, Music Room, Utility and Bathroom to the ground floor. To the first floor there are Three Double Bedrooms. Externally to the rear there is an enclosed lawned garden with mature trees and plants.

Entrance Hall
With the entrance door to the front aspect.

Living Room 16'2" x 11'7" (4.9m x 3.5m)
With a window to the front aspect, fireplace, wood burner and radiator.

Kitchen 12'2" x 12'3" (3.7m x 3.7m)
With storage cupboard, stairs to the first floor. Fitted with a range of wall and base units with worktops over, freestanding cooker, sink with drainer unit, space and plumbing for washing machine and dishwasher.









Conservatory 12'2" x 12'5" (3.7m x 3.8m)
With windows to rear and side aspects and french doors leading to the rear garden.

Utility Room 9'1" x 7'6" (2.8m x 2.3m)
With access to the bathroom, space and plumbing for a washing machine and radiator.

Bathroom 8'9" x 9'3" (2.7m x 2.8m)
With a window to the front aspect, low level wc, wash hand basin, freestanding bath, enclosed shower and heated towel rail.

Store 9'9" x 5'10" (3m x 1.8m)
With a window and skylight window to the side aspect and radiator.

Shed 12'10" x 5'10" (3.9m x 1.8m)
With two skylight windows to the side aspect, window to the rear aspect and radiator.

Landing
With a window to the side aspect and stairs to the ground floor.

Bedroom One 12'2" x 12'5" (3.7m x 3.8m)
With a window to the rear aspect and radiator.

Bedroom Two 16'2" x 8'11" (4.9m x 2.7m)
With a window to the front aspect and radiator.

Bedroom Three 11'9" x 7'1" (3.6m x 2.2m)
With a window to the front aspect and radiator.

Outside
To the front of the property is access to the entrance door.
To the rear of the property is an enclosed lawned garden surrounded by mature shrubs.

Agents Note
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 or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

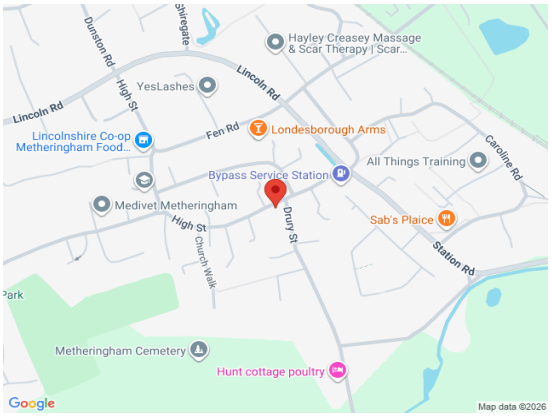
GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.

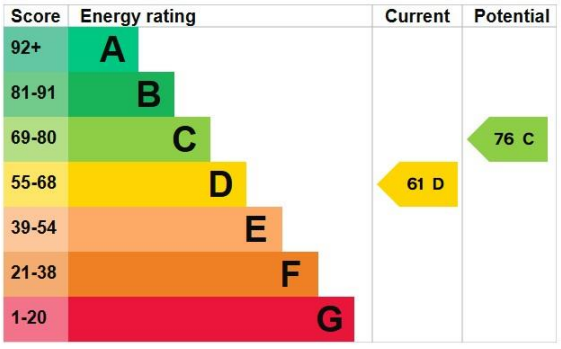


HIGH STREET, METHERINGHAM, LN4 3DX

TOTAL FLOOR AREA : 1333 sq.ft. (123.9 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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