

***LONDESBOROUGH WAY,  
METHERINGHAM, LN4 3HL***



***£195,000***

***Situated on a corner plot within this quiet residential area and offered to the market with No Forward Chain, a Two Bedroom Detached Bungalow with Larger Than Average Garage, Fully Enclosed Garden and within walking distance of amenities. The property would benefit from some cosmetic updating, however, has Gas Central Heating and Double Glazing to the full accommodation comprising Entrance Hall, 21'7 Lounge Diner, Two Double Bedrooms, Shower Room and Kitchen. Outside a drive provides Off Road Parking and the garden is South East facing. To appreciate its peaceful location, viewing of this property is highly recommended.***

**Location:**

Metheringham is a large and popular village to the south of Lincoln with amenities to cater for most day to day needs and facilities including primary school, Doctor's surgery, Post Office, Co-op store, veterinary surgery, Public Houses and rail connections to Lincoln and Sleaford.

**Directions:**

Travelling from Sleaford on the A153, proceed through the villages of Ruskington Dorrington, Digby, Scopwick and Blakeney and upon reaching the village of Metheringham, take the second turning on the right into Lincoln Road. Follow the road as it bears to the right and proceed into Station Road and take the second turning on the right into Londesborough Way. Bear left and the property is located on the right hand side as indicated by our 'For Sale' board.

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A double glazed entrance door provides access to the **Entrance Hall** having loft access.

**Lounge: 6.58m (21'7") x 3.89m (12'9") max**

Having living flame effect gas fire with stone surround, coved ceiling and radiator.

**Kitchen: 2.82m (9'3") x 2.67m (8'9")**

Having a range of wall and base units with worktop over, single drainer sink with mixer tap, integrated electric oven, inset four ring electric hob with cooker hood over, concealed wall mounted central heating boiler, tiled splashbacks, tiled floor and rear entrance door.

**Bedroom 1: 3.73m (12'3") x 2.87m (9'5")**

Having radiator.

**Bedroom 2: 3.58m (11'9") x 2.64m (8'8")**

Having radiator.

**Shower Room:**

Being fully tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, double shower cubicle with electric shower, coved ceiling, extractor fan and radiator.

**Outside:**

Wrought iron gates provide access to the tandem driveway providing off road parking for approximately two vehicles and approaches the **Detached Garage 4.88m (16'0") x 3.40m (11'2")** having up and over door, power and lighting. There is a further **Storage Area attached 2.64m (8'8") x 1.85m (6'1")** having space and plumbing for washing machine, power and lighting. The gardens to the property are laid to the front and side of the bungalow which are enclosed by mature hedging and laid mostly to lawn with decorative and well stocked borders. There is a path around the property and an external light and cold water tap are fitted.

Council Tax Band B.



**Lounge Diner**



**Dining Area**



**Kitchen**



**Bedroom 1**



**Bedroom 2**

GROUND FLOOR  
876 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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 is given in their operability or efficiency can be given.  
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**Shower Room**



**Garden**



**Further Garden Photos**

**Agent's Note:** *These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

**Fixtures & Fittings:** *Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

**Money Laundering Regulations 2003:** *We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

Reference 04/04/2024

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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