



## 4 De Wint Close

Metheringham, Lincoln, LN4 3ER

**£245,000**

A recently refurbished three bedroomed detached bungalow situated in a quiet cul de sac location within the popular village of Metheringham. The property has undergone full modernisation and has been re-plastered throughout, fitted with a new kitchen, bathroom, boiler and radiators, oak internal doors, newly fitted carpets and floorings and a newly laid patio in the rear garden. The property has been tastefully decorated and offers living accommodation briefly comprising of Hallway, Lounge, Kitchen Diner, three Bedrooms and Bathroom. Outside there are gardens to the front and rear and a driveway to the side providing off road parking and giving access to the Integral Single Garage. Viewing of the property is essential. The property is being sold with No Onward Chain.



#### **SERVICES**

All mains services available. Gas central heating.

#### **EPC RATING — D.**

#### **TENURE - Freehold.**

#### **VIEWINGS - By prior appointment through Mundys.**

#### **DIRECTIONS**

Traveling from Lincoln on the B1188, take the first turning into Metherringham onto Lincoln Road and turn left onto Cherry Tree Way. Continue along and turn left onto De Wint Close and the property can be located on the right hand side.

#### **LOCATION**

Metherringham is a large than average village located between the historic Cathedral and University City of Lincoln and the market town of Sleaford. The village offer a range of local amenities to include the Co-op and Nisa Food Stores, public houses, a church, a primary school, a vet, food outlets including an Indian restaurant, a fish and chip restaurant and various other take aways. The village itself has good transport links, including a train station on the Lincoln to Sleaford line and a bus route.





## ACCOMMODATION

### HALLWAY

With UPVC double glazed external door to the front elevation, spotlighting, radiator, storage cupboard and airing cupboard housing the gas fire central heating boiler.

### LOUNGE

15' 2" x 12' 8" (4.62m x 3.86m) , with UPVC double glazed window to the front elevation and radiator.

### KITCHEN DINER

17' 0" x 9' 9" (5.18m x 2.97m) , with two UPVC double glazed windows to the side elevation, double doors to the rear elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashback, 1 ½ bowl stainless steel sink unit and drainer, integral double oven, four ring ceramic hob with extractor fan over, integral fridge, integral freezer, integral dishwasher, spotlighting, radiator and plumbing and space for washing machine.



### BEDROOM 1

11' 8" x 10' 9" (3.56m x 3.28m) , with UPVC double glazed window to the rear elevation and radiator.

### BEDROOM 2

9' 9" x 9' 9" (2.97m x 2.97m) , with UPVC double glazed window to the front elevation and radiator.



### BEDROOM 3

8' 8" x 7' 9" (2.64m x 2.36m) , with UPVC double glazed window to the rear elevation and radiator.

### BATHROOM

8' 0" x 5' 6" (2.44m x 1.68m) , with UPVC double glazed window to the rear elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and bath with mains shower over, partly tiled walls, spotlighting, heated towel rail and extractor fan.

### OUTSIDE

There is a garden to the front with a driveway to the side providing off road parking and giving access to the Integral Single Garage. There is access to both sides of the property. To the rear of the property there is a mainly laid to lawn garden with a newly laid patio seating area.





#### WEBSITE

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#### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

#### BUYING YOUR HOME

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#### 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

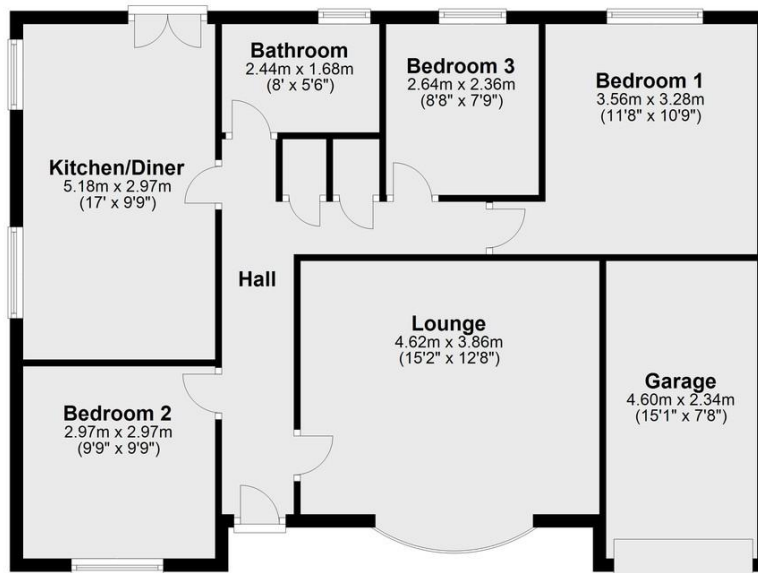
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### Ground Floor

Approx. 89.7 sq. metres (965.6 sq. feet)



Total area: approx. 89.7 sq. metres (965.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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Plan produced using PlanUp.

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