



8 Saxon Close

Metheringham, Lincoln, LN4 3HQ

£220,000

This is a three bedroomed detached family bungalow located in the popular village of Metheringham. The property has internal accommodation to briefly comprise of Inner Hallway, three Bedrooms, Bathroom, separate WC, Kitchen and an L-Shaped Lounge Diner. The property has a low maintenance garden to the front, a driveway to the side providing off road parking and giving access to the Integral Garage and a lawned garden to the rear.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C (North Kesteven District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS - Upon entering the village of Metheringham on the B1188, take the first left turn into the village on Lincoln Road. Follow this road for some time, taking you on to Station Road and then turn left on to Caroline Road and Saxon Close can be located on the left hand side.

LOCATION - Metheringham is a larger 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.

INNER HALLWAY - With door to the side aspect, radiator and doors to the Integral Garage, Lounge Diner, Kitchen, three Bedrooms, Bathroom and separate WC.

LOUNGE DINER - 12' 11" x 15' 11" (3.96m x 4.86m) With uPVC windows to the front, side and rear aspects, radiator and door to the Kitchen.

KITCHEN - 11' 9" x 7' 8" (3.60m x 2.35m) With uPVC window to the rear aspect, uPVC door to the side aspect, fitted with a range of wall, base units and drawers with work surfaces over, part tiled walls, stainless steel sink unit and drainer and spaces for a cooker, fridge and washing machine.

WC - With WC and uPVC window to the rear aspect.

BATHROOM - 6' 0" x 8' 7" (1.85m x 2.64m) With uPVC window to the rear aspect, suite to comprise of bath and wash hand basin, radiator and partly tiled walls.

BEDROOM 1 - 11' 5" x 11' 3" (3.50m x 3.44m) With uPVC walk-in bay window to the front aspect and radiator.

BEDROOM 2 - 9' 2" x 8' 7" (2.81m x 2.64m) With uPVC window to the side aspect and radiator.

BEDROOM 3 - 8' 6" x 8' 4" (2.60m x 2.56m) With uPVC window to the side aspect and radiator.

GARAGE - 15' 9" x 8' 7" (4.82m x 2.64m) With up and over door to the front, window to the side, power and lighting.

OUTSIDE - To the front of the property there is low maintenance gravelled garden with a path leading to the front door. To the side of the gravelled garden there is a driveway providing off road parking and giving access to the Integral Garage. To the rear of the property there is a paved seating area, lawned garden and shed.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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Sills & Bedford, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Water will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £30 and £30 commission to the individual member of staff who generated the appointment.

BUYING YOUR HOME

An independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01525 560088 and ask for Steven Spivey MRICS

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 these 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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1. The details are a general outline of guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
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Total area: approx. 94.0 sq. metres (1011.9 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

