

# VILLAGE & COUNTRY

CHARTERED SURVEYORS

AUCTIONEERS

LAND & ESTATE AGENTS



Lincoln 01522 538888

Woodhall Spa 01526 353333

Coningsby 01526 344434

Horncastle 01507 522222

## CYGNET LODGE, TANVATS, METHERINGHAM FEN. LN4 3AL



Robert Bell & Company, 43 Silver Street, Lincoln, Lincolnshire LN2 1EH

Tel: 01522 538888 Fax: 01522 589988 Email: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org) Website: [www.robert-bell.org](http://www.robert-bell.org)





## **CYGNET LODGE, TANVATS, METHERINGHAM FEN. LN4 3AL**

This is a delightful detached bungalow, very pleasantly located in this small hamlet of homes in the open countryside of the Witham Valley. It offers an excellent range of accommodation comprising; Entrance Hall, Sitting Room, a large and well-appointed Dining Kitchen, Utility Room, a delightful Sun Room, Family Bathroom Master Bedroom with En-suite Shower Room and two further Bedrooms of respectable proportions. There is ample parking to the driveway, a detached garage with open car port and caravan hardstanding; good sized and attractive landscaped grounds.

Metheringham Fen is a surprisingly attractive country location that will surprise many, yet it is only a short drive away from Metheringham which provides a very good range of local amenities including; a rail link to Lincoln, primary school, Post Office, Co-op supermarket, pharmacy; restaurants, public houses, takeaways, a hardware store and yet more. Also the small village Dunston is within easy driving distance and it is well known for its many stone feature homes and a popular public house. There are good road connections in the area out to a number of RAF bases in the region, the historic City of Lincoln and its excellent range of shopping and social facilities, Sleaford, Grantham, the A1 and Newark with its London Kings Cross high speed rail connection.



2



# VILLAGE & COUNTRY

## ACCOMMODATION

**ENTRANCE LOBBY** having an attractive substantial wood feature entrance door with leaded glazed light inset; coving and power points. Interior door through to:

**LARGE ENTRANCE HALLWAY** [17' 10" x 5' 7" (5.43m x 1.70m) main area] having a good size built in cloaks cupboard, built in airing cupboard containing hot water cylinder and an immersion heater; coving, inset ceiling spot light fittings and power points. Access to roof space. Feature double doors through to:



*Sitting room*

**SITTING ROOM** [19' 8" x 14' 11" (5.99m x 4.54m)] of good proportions and having a pleasant northerly outlook over the gravel driveway entrance to the property; an appealing mock feature fireplace for an electric fire with an attractive moulded surround, marble style back and hearth. Coving, inset ceiling spot light fittings with dimmer switches, telephone point, TV aerial point, night storage heater and power points.

**DINING KITCHEN** of overall excellent proportions and divided down into kitchen and dining areas. **Kitchen Area** (14' 3" x 9' 10" (4.34m x 2.99m)] having a good range of oak style fitted base drawers, cupboards and eye level units with stainless steel single drainer one and half bowl inset sink unit with mixer taps and work surface areas as appropriate. Space and plumbing beneath for a dishwasher. Fitted AEG ceramic hob to surface with Rangemaster cooker hood above, a built in Hotpoint double oven to one end with cupboard space above and beneath and

space for an upright fridge/freezer. Door through to utility room.



*Kitchen area*



*Dining area*

**Dining Area** [12' 9" x 9' 10" (3.88m x 2.99m)] having attractive interior glazed double doors giving wide access through to the adjoining sun room. The room as a whole has coving, inset ceiling spot light fittings, vinyl floor covering, night storage heater and power points.

**UTILITY ROOM** [9' 11" x 5' 7" (3.02m x 1.70m)] having work surface area extending across one wall with stainless steel single drainer one and half bowl sink unit with mixer taps and cupboard space beneath. Room and plumbing for appropriate laundry white goods; tiled splash back to work surface areas, coving, inset ceiling spot lights, extractor unit and power points. Rear door provides access to the garden.

**SUN ROOM** [12' 8" x 11' 9" (3.81m x 3.58m)] a very attractive addition to the reception space of the bungalow having wide open access through to the



# VILLAGE & COUNTRY

adjoining dining kitchen.

There is an appealing southerly outlook over the rear garden with uPVC leaded light style French doors providing access to the garden area; coving, inset ceiling spot lights with dimmer switches, night storage heater, TV aerial point and power points.



*Sun room*



*Bathroom*

**BATHROOM** [9' 10" x 6' 9" (2.99m x 2.06m)] of excellent proportions and attractively appointed in a contemporary design style having a panelled bath, wash hand basin set to toiletry cabinet with vanity mirror above and low level WC. Tiling to all walls to full height, inset ceiling spot light, electric panel heater, extractor unit and electric shaver socket.

**MASTER BEDROOM** [13' 5" x 9' 10" (4.09m x 2.99m)] having a southerly view out over the rear garden; built in double wardrobe space, coving, inset ceiling spot lights with dimmer switches, night storage heater, coving, telephone point, TV aerial point and power points. Door through to:



*Master bedroom*

**EN-SUITE.** [9' 9" x 3' 5" (2.97m x 1.04m)] attractively appointed having built in shower cubicle with Triton Opal shower fitting and full height tiling; pedestal wash hand basin with large vanity mirror above and low level WC. Tiling to full height on all walls, panel heater, inset ceiling spot lights and electric shaver socket.

**BEDROOM 2** [11' 11" x 8' 8" (3.63m x 2.64m) recently utilised as a dining room] overlooking the front of the property, driveway entrance and garage; built in double wardrobe space to one wall, coving, night storage heater, inset ceiling spot lights with dimmer switches, telephone point, TV aerial point and power points.



*Bedroom 2*

**BEDROOM 3** [11' 10" x 8' (3.60m x 2.44m)] having a northerly outlook; built in double wardrobe space, coving, night storage heater, inset ceiling spot light

fittings with dimmer switches, telephone point, TV aerial point and power points.



Bedroom 3

## OUTSIDE

The property is approached across a wide gravelled driveway providing access to the **DETACHED GARAGE** [17' 3" x 9' 9"] with double doored entrance, fluorescent lighting strip and ample power points; with car port/open boat storage. Adjoining the northern side of the garage is a good sized paved hardstanding for a caravan or other vehicle. The grounds have been landscaped to provide low maintenance gravelled garden areas suitable for pots/tubs, with accompanying area of lawn and barked flowerbeds with a wide variety of plants and shrubs. There is pedestrian access to the rear running down the western elevation of the bungalow.

The rear garden enjoys a southerly aspect and the French windows provide access to the garden itself which has been predominantly laid to lawn with an attractive ornamental fishpond surrounded by well stocked beds and borders. There are further beds and borders with a range of shrubs and plants. The well enclosed rear garden has far reaching countryside views with a pedestrian gate providing access to countryside walks and the delph.

There are exterior light fittings, an outside power point and outside water tap.

**Note:** Private drainage with Klargester system and private water.

## ENERGY PERFORMANCE RATING: D



Delph – view from the bank

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

Tel: 01522 538888; Fax: 01522 589988;

Email: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org);

Website: <http://www.robert-bell.org>

*Brochure revised 31.10.14*

## DISCLAIMER

Messrs Robert Bell and Company for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Messrs Robert Bell and Company has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



# VILLAGE & COUNTRY

CHARTERED SURVEYORS

AUCTIONEERS

LAND & ESTATE AGENTS



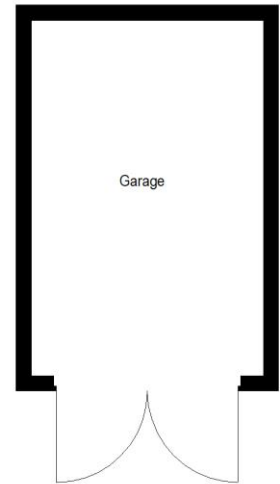
Lincoln 01522 538888

Woodhall Spa 01526 353333

Coningsby 01526 344434

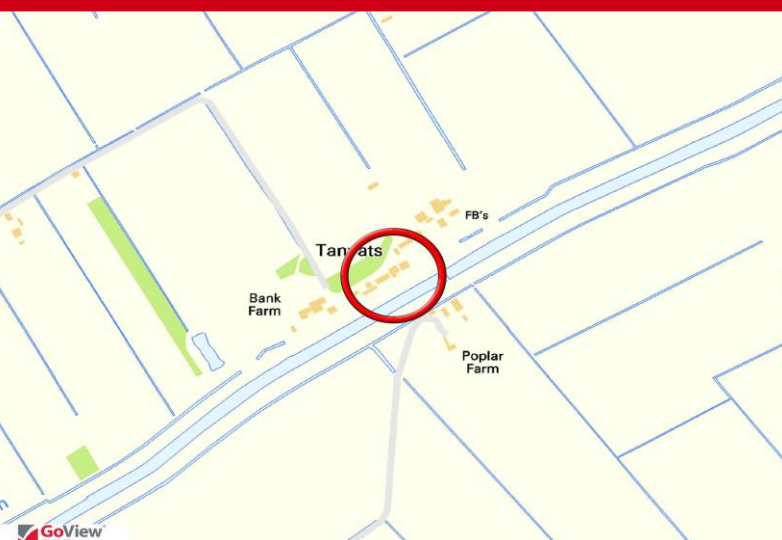
Horncastle 01507 522222

## CYGNET LODGE, TANVATS, METHERINGHAM FEN. LN4 3AL



(Not Shown In Actual Location / Orientation)  
**Garage**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced for Robert Bell & Co



Robert Bell & Company, 43 Silver Street, Lincolnshire LN2 1EH

Tel: 01522 538888 Fax: 01522 589988 Email: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org) Website: [www.robert-bell.org](http://www.robert-bell.org)