



89 Paddock Lane

Metheringham, Lincoln, LN4 3YR



Book a Viewing!

£210,000

This modern two bedroom semi detached home is ideally positioned on the outskirts of the highly sought after Shirgate development in the popular village of Metheringham, just south of the historic Cathedral City of Lincoln. Occupying an attractive corner plot, the property boasts well-presented and immaculate accommodation throughout. The ground floor comprises of an entrance porch, a spacious and inviting lounge and a contemporary kitchen diner - perfect for both everyday living and entertaining. To the first floor, a landing provides access to two well-proportioned bedrooms and a modern family bathroom. Externally, the property continues to impress with a generous driveway offering ample off street parking. There is also an additional secure gated driveway leading to a single detached garage. The enclosed rear garden provides a private outdoor space, ideal for relaxing or hosting. Early viewing is highly recommended to fully appreciate all this property has to offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Metherringham is a larger than average village located between the historic Cathedral and University City of Lincoln and the Market Town of Sleaford. The village offers a range of local amenities including the Co-op and Nisa Food Stores, three public houses, a church, a primary school, an outdoor swimming pool, hairdressers, beauticians, a petrol station, a post office, a vet and food outlets including an Indian restaurant, fish and chip restaurants, a tearoom and various other takeaways. The village itself has good transport links, including a train station on the Lincoln to Sleaford line and a bus route.



ACCOMMODATION

PORCH

With double glazed window to the side aspect, laminate flooring and radiator.

LOUNGE

14' 2" x 12' 8" (4.33m x 3.88m) With double glazed window to the front aspect, staircase to the first floor, laminate flooring and radiator.

KITCHEN/DINER

12' 8" x 10' 1" (3.88m x 3.09m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and hob with extractor fan over, spaces for washing machine and fridge freezer, tiled splashbacks, laminate flooring, double glazed window to the rear aspect, door to the rear garden and radiator.

FIRST FLOOR LANDING

With double glazed window to the side aspect.

BEDROOM 1

12' 9" x 10' 7" (3.90m x 3.23m) With two double glazed windows to the front aspect, over stairs storage cupboard and radiator.

BEDROOM 2

10' 3" x 6' 10" (3.13m x 2.10m) With double glazed window to the rear aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of P-shaped panelled bath with rainfall shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, tiled flooring and splashbacks, spotlights, double glazed window to the side aspect and radiator.

OUTSIDE

There is a generous gravelled driveway to the front providing off street parking for multiple vehicles with block paved edging and decorative gravelled beds with mature shrubs and trees. To the side there is an additional secure gated driveway providing further off street parking and giving access to the single garage. The garage has an up and over door to the front, light and power. To the rear of the property there is a landscaped garden laid mainly to lawn with paved seating areas, mature shrubs and stocked flower beds.





WEBSITE

Our detailed website show 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

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SMS & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridgeway, Dale & Co, Bird & Co and Gilson Gray 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, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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 01522 556088 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 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

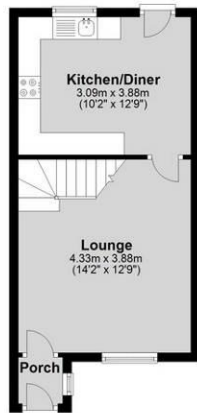
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for 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 whatever in relation to this property.
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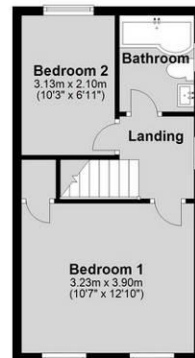
Ground Floor

Approx. 30.3 sq. metres (326.3 sq. feet)
(excluding Garage)



First Floor

Approx. 28.9 sq. metres (311.3 sq. feet)



Total area: approx. 59.2 sq. metres (637.7 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

