



**46 Princes Street**  
Metheringham, LN4 3BX



Book a Viewing!

**£240,000**

Situated in the highly sought after village of Metheringham, this charming traditional Bay Fronted Three Bedroom Semi Detached Family Home offers beautifully presented and well maintained living accommodation throughout. The property comprises of a Porch, welcoming Entrance Hall, spacious Lounge with bay window and feature log burner, Dining Room and a fitted Kitchen. To the First Floor are Three well proportioned Bedrooms and a Family Bathroom. Outside the property benefits from a large driveway providing ample off-street parking for multiple vehicles, a single garage with additional brick stores and a generous enclosed rear garden, ideal for families and outdoor entertaining. Viewing of this delightful home is highly recommended.



46 Princes Street, Metheringham, LN4 3BX



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – B.

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

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

**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 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.



#### PORCH

#### ENTRANCE HALL

With staircase to the first floor, under stairs storage cupboard housing the gas fired central heating boiler, laminate flooring and radiator.

#### LOUNGE

12' 11" x 10' 5" (3.94m x 3.19m) With double glazed bay window to the front aspect, log burner set within a decorative fire surround and radiator.

#### DINING ROOM

12' 6" x 10' 11" (3.82m x 3.34m) With double glazed bay window to the rear aspect, decorative fireplace and radiator.



#### KITCHEN

9' 11" x 8' 11" (3.04m x 2.74m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for fridge, washing machine and cooker, tiled splashbacks, laminate flooring, radiator, double glazed window to the rear aspect and door to the rear garden.

#### FIRST FLOOR LANDING

With double glazed window to the side aspect and radiator.

#### BEDROOM 1

11' 9" x 10' 5" (3.59m x 3.19m) With fitted wardrobes, double glazed bay window to the front aspect, decorative fireplace and radiator.



#### BEDROOM 2

12' 6" x 10' 11" (3.82m x 3.34m) With fitted wardrobes, over bed storage, double glazed bay window to the front aspect, decorative fireplace and radiator.

#### BEDROOM 3

9' 1" x 7' 4" (2.79m x 2.25m) With double glazed window to the front aspect and radiator.

#### BATHROOM

8' 8" x 6' 11" (2.66m x 2.12m) Fitted with a three piece suite comprising of panelled bath with electric shower over, pedestal wash hand basin and close coupled WC, tiled walls, airing cupboard, radiator and double glazed window to the rear aspect.



#### OUTSIDE

To the front of the property there is a gravelled driveway providing ample off street parking and gated access to the garage. The garage has twin opening doors to the front, personnel door and window to the side, light and power. There are three additional brick stores. To the rear of the property there is a beautifully maintained enclosed garden laid mainly to lawn with patio seating area, mature shrubs and flowerbeds, vegetable plots, garden shed and greenhouse.



#### 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](http://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 – HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, 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 Water and Callum Lyman 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.

Clearings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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 HomeBuyer 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

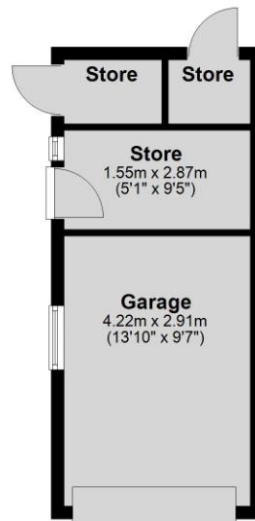
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### 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 given notice that:

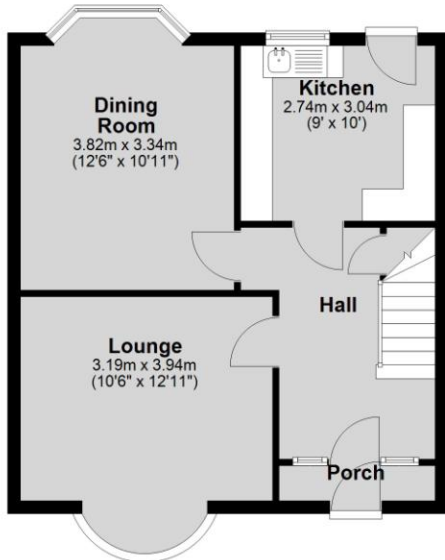
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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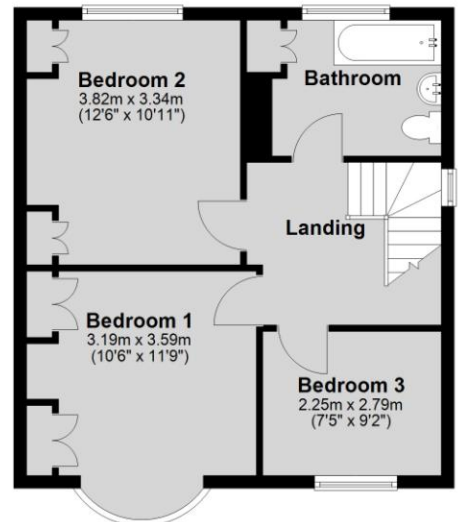
#### Ground Floor

Approx. 46.8 sq. metres (503.3 sq. feet)  
(excluding Garage, Store, Store, Store)



#### First Floor

Approx. 45.6 sq. metres (491.0 sq. feet)



Total area: approx. 92.4 sq. metres (994.3 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 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.

