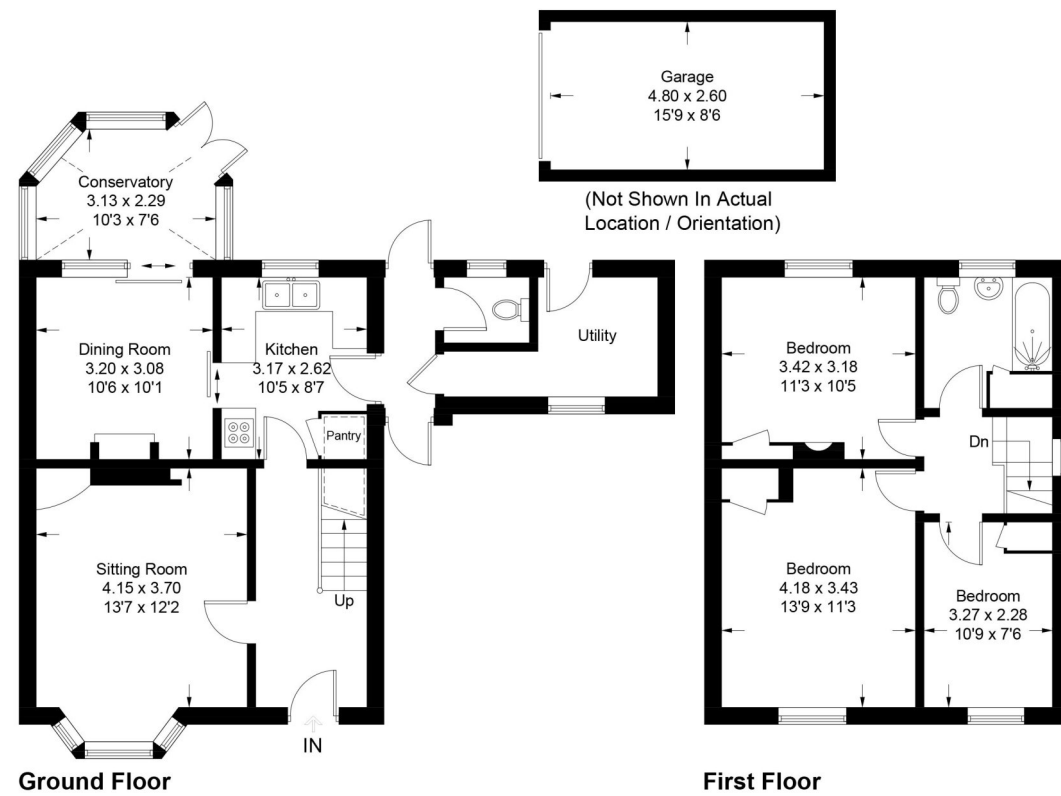EPC TO FOLLOW

## 14, Alfred Avenue

Approximate Gross Internal Area
Ground Floor = 63.7 sq m / 686 sq ft
First Floor = 43.8 sq m / 471 sq ft
Garage = 12.5 sq m / 134 sq ft
Total = 119.9 sq m / 1291 sq ft

Garage
4.80 x 2.60
15'9 x 8'6

(Not Shown In Actual
Location / Orientation)

Conservatory
3.13 x 2.29
10'3 x 7'6

Dining Room
3.20 x 3.08
10'6 x 10'1

Kitchen
3.17 x 2.62
10'5 x 8'7

Utility

Pantry

Sitting Room
4.15 x 3.70
13'7 x 12'2

Up

IN

**Ground Floor**

Bedroom
3.42 x 3.18
11'3 x 10'5

Dn

Bedroom
4.18 x 3.43
13'9 x 11'3

Bedroom
3.27 x 2.28
10'9 x 7'6

**First Floor**

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.



# 14 Alfred Avenue, Metheringham, Lincoln, Lincolnshire, LN4 3EL

## £210,000 Freehold

*NO CHAIN* This Spacious Three Bedroom Semi Detached Home has a large rear garden and fantastic sized driveway to the front offering ample off street parking for numerous vehicles, leading to the detached garage. The property is offered for sale with No Onward Chain and whilst it could benefit from some cosmetic improvements, it offers spacious accommodation throughout.

Internally, the accommodation comprises of Entrance Hall, Lounge, Kitchen, Dining Room, Downstairs Cloakroom, Utility Room, Conservatory, Three Good Size Bedrooms and a Family Bathroom.

Metheringham is a highly sought after village boasting numerous amenities including a co-op, post office, pubs, cafes, restaurants and a reputable doctor's surgery. The village is around 10 miles south of Lincoln and 10 miles north of Sleaford.

NO CHAIN | AMPLE PARKING | DETACHED GARAGE | LARGE REAR GARDEN  | SPACIOUS ACCOMMODATION | POPULAR VILLAGE LOCATION | CLOSE TO VILLAGE CENTRE | REQUIRES COSMETIC MODERNISATION

## ACCOMMODATION

**Entrance Hall**

**Living Room** - 13'7" x 12'2" (4.14m x 3.7m)

**Dining Room** - 10'6" x 10'1" (3.2m x 3.07m)

**Kitchen** - 10'5" x 8'7" (3.18m x 2.62m)

**Conservatory** - 10'3" x 7'6" (3.12m x 2.29m)

**Downstairs Cloakroom**

**Utility Room**

**Bedroom One** - 13'9" x 11'3" (4.2m x 3.43m)

**Bedroom Two** - 11'3" x 10'5" (3.43m x 3.18m)

**Bedroom Three** - 10'9" x 7'6" (3.28m x 2.29m)

**Family Bathroom**

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

B