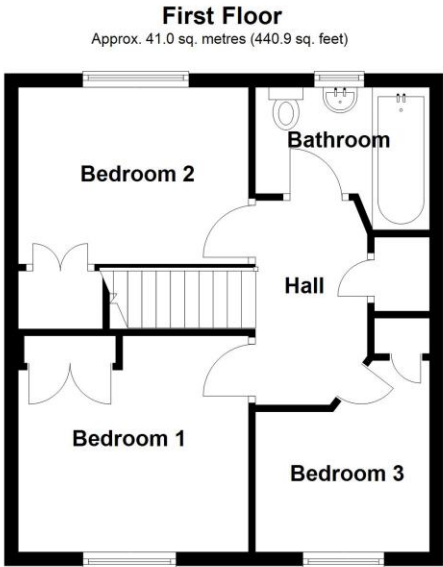
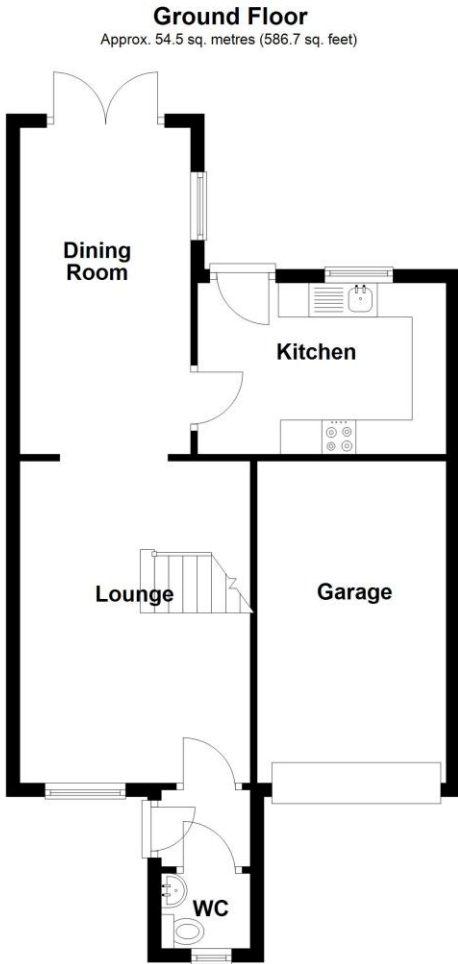


Shiregate, Metherringham, Lincoln

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 95.5 sq. metres (1027.6 sq. feet)



59 Shiregate, Metherringham, Lincoln, Lincolnshire, LN4 3DR

£199,950 Freehold

NO CHAIN Set in the popular and well-served village of Metherringham, this three bedroom semi-detached home is offered for sale with no onward chain. The property benefits from a driveway, garage and an enclosed rear garden.

The accommodation includes an entrance hall with cloakroom, leading through to a bright dual-aspect lounge through to a large dining area. To the rear, the kitchen is fitted with a range of units and integrated appliances, with a door opening directly onto the garden. Upstairs, the landing gives access to three bedrooms, all with built-in wardrobes, and a family bathroom fitted with a white three-piece suite and shower over the bath.

No Chain | Three Bedroom Semi Detached Home | Popular Village Of Metherringham | Driveway And Garage | Downstairs Cloakroom | Bright Dual Aspect Lounge | Three Bedrooms All With Built In Wardrobes | Enclosed Rear Garden | Gated Side Access To Rear Garden



Bedroom Three - 9'3" x 8'4" (2.82m x 2.54m)

Family Bathroom - 8'4" x 6'5" (2.54m x 1.96m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B



DESCRIPTION

Outside, the front of the property features a paved and gravelled driveway leading to the garage, which has power and lighting. The rear garden is mainly laid to lawn and benefitting from gated side access.

ACCOMMODATION

Entrance Hall

Downstairs Cloakroom - 4'3" x 3'7" (1.3m x 1.1m)

Lounge - 15'5" x 11' (4.7m x 3.35m)

Dining Room - 15'8" x 8'2" (4.78m x 2.5m)

Kitchen - 11'11" x 8'8" (3.63m x 2.64m)

Bedroom One - 11' x 8'6" (3.35m x 2.6m)

Bedroom Two - 11'1" x 9'10" (3.38m x 3m)

