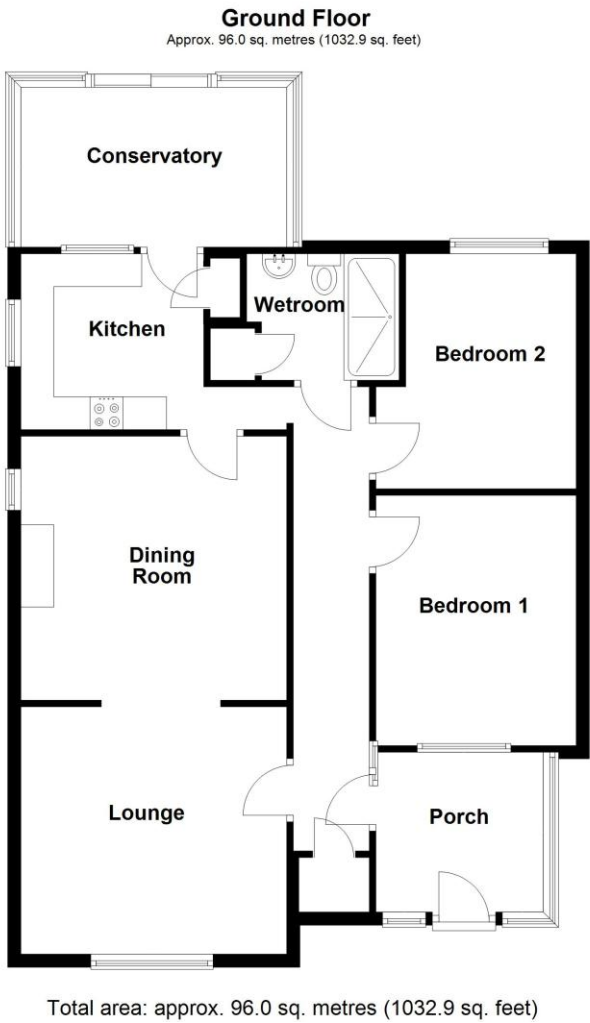


Rowan Way, Metherringham, Lincoln

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.

EPC TO FOLLOW



7 Rowan Way, Metherringham, Lincoln, Lincolnshire, LN4 3UH

£235,000 Freehold

Offered to the market with no onward chain, this well-presented two-bedroom detached bungalow is pleasantly situated within a quiet residential area of the popular village of Metherringham.

The property is ideal for a range of buyers including downsizers, retirees or those seeking convenient single-storey living.

The property is entered via a porch, which opens into a hallway providing access to all rooms. To the front of the property is a generously proportioned lounge, enjoying plenty of natural light and offering ample space.

Detached bungalow | Two bedrooms | Lounge, dining room & conservatory | Modern kitchen and wet room | Enclosed rear garden | Popular village location | No onward chain

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DESCRIPTION

Leading through, the dining room sits centrally within the home and connects seamlessly to the fitted kitchen, which has been finished in a modern style with a range of wall and base units, work surfaces, integrated cooking appliances and space for additional white goods. From the kitchen, there is access into the conservatory, a lovely additional reception space overlooking the rear garden and providing an ideal spot for relaxing or enjoying the garden outlook year-round.

There are two well-sized bedrooms, both offering comfortable accommodation and flexibility for guest space or home working. The accommodation is completed by a modern wet room, fitted with a walk-in shower, wash hand basin and WC.

Externally, the property benefits from a pleasant enclosed rear garden, mainly laid to patio and lawn with established borders, providing a manageable yet enjoyable outdoor space. To the front, the bungalow enjoys an open aspect with a lawned garden and off-road parking nearby.

Metheringham is a highly regarded and well-served village, offering an excellent range of local amenities including shops, a Co-op, doctors’ surgery, pharmacy, schools, public houses and takeaways. The village also benefits from a railway station providing direct links to Lincoln and beyond, making it ideal for commuters. Surrounded by attractive Lincolnshire countryside, Metheringham combines village charm with everyday convenience.

ACCOMMODATION

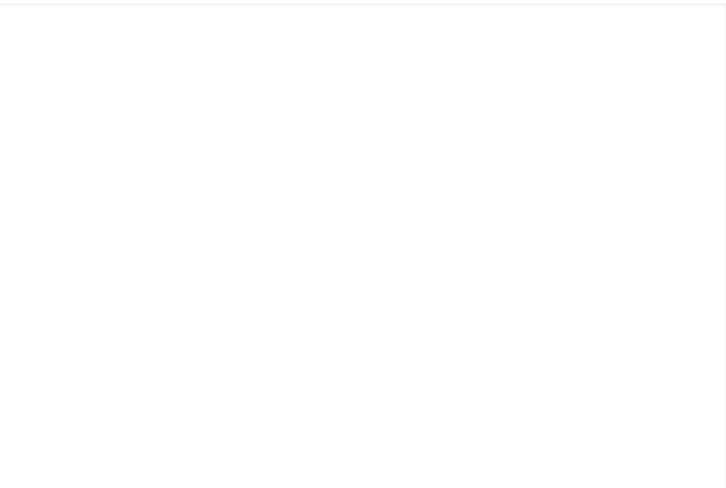
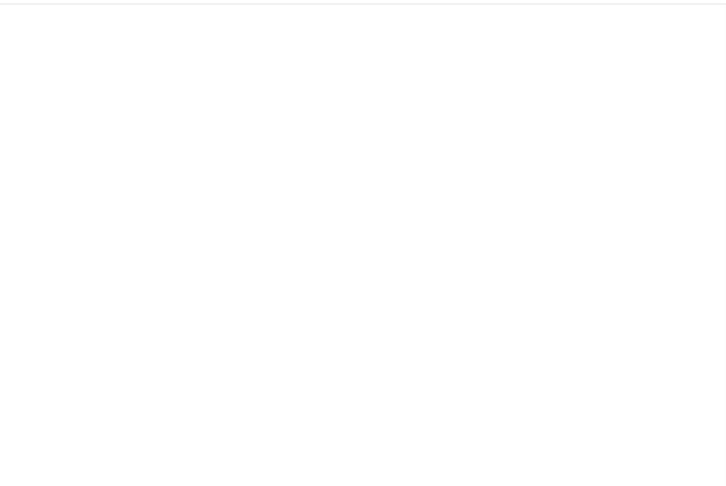
UPVC Porch - 8'4" x 8' (2.54m x 2.44m) Being of brick and UPVC construction with a glazed door and windows to front and side aspects the entrance porch has power points and wood effect flooring.

Entrance Hall - Approached by a half glazed UPVC door from the Entrance Porch the entrance hallway has a spacious storage cupboard, telephone point, radiator, loft access and coving to ceiling.

Lounge - 14'4" x 12'4" (4.37m x 3.76m) Having large UPVC window to front aspect, radiator, wall mounted remote control electric fire, television point, wood effect flooring, archway to dining room.

Dining Room - 14'4" x 13'2" (4.37m x 4.01m) UPVC window to side aspect, adam style fireplace with tiled backing and hearth, radiator, fitted wall cupboards, wood effect flooring.

Kitchen - 10'6" x 8'9" (3.2m x 2.67m) Having UPVC window to both



side and rear aspects, fitted with a modern range of base, eye level and larger units with wood effect work surfacing over with half being electronically height adjustable, one and a half bowl stainless steel sink, ceramic hob, eye level oven and plumbing for washing machine and dishwasher.

Bedroom 1 - 12'6" x 9'9" (3.8m x 2.97m) UPVC window to front aspect, radiator, coving to ceiling.

Bedroom 2 - 11'9" x 10' (3.58m x 3.05m) UPVC window to rear aspect, radiator, Coving to ceiling.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A

