

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



Total area: approx. 96.0 sq. metres (1032.9 sq. feet)



7 Rowan Way, Metheringham, 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 Metheringham.

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

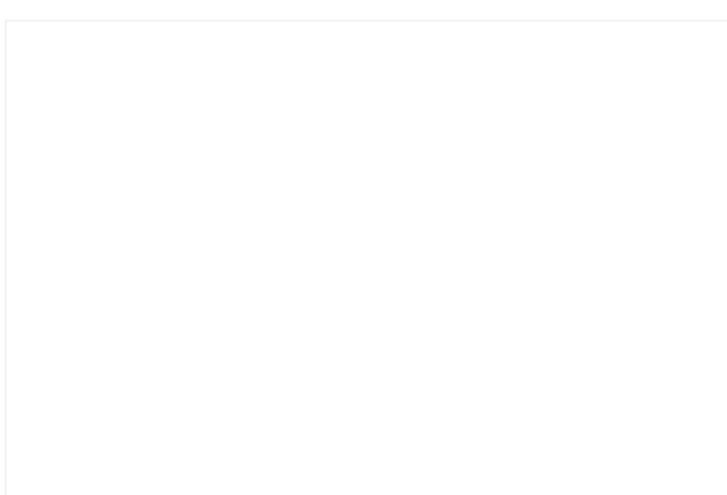
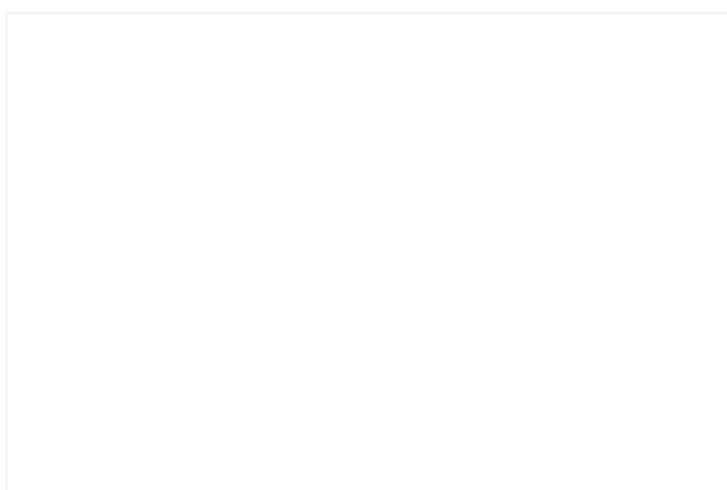
DESCRIPTION

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 larder 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

