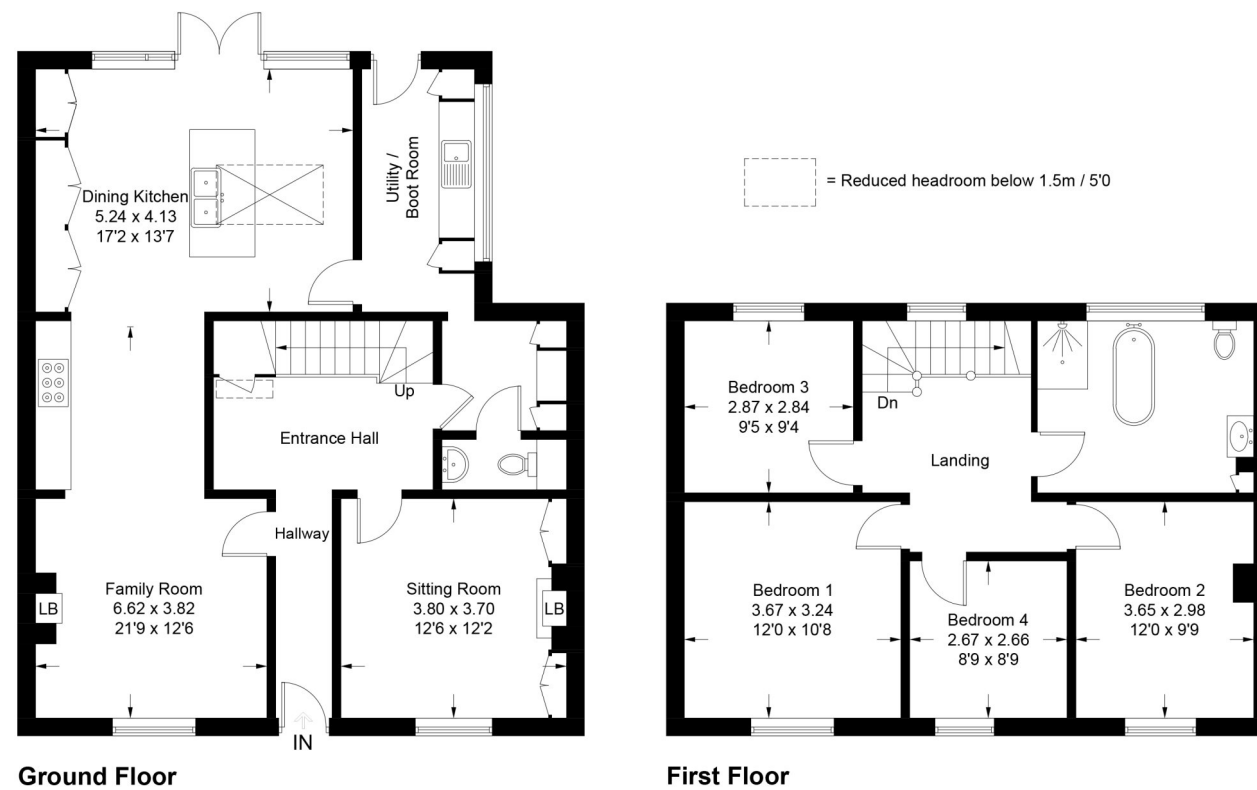


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

8 Drury Street

Approximate Gross Internal Area
 Ground Floor = 91.9 sq m / 989 sq ft
 First Floor = 64.3 sq m / 692 sq ft
 Total = 156.2 sq m / 1681 sq ft



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.



The Laurels, 8 Drury Street, Metherringham, Lincoln, Lincolnshire, LN4 3EZ

£500,000 Freehold

This STUNNING Four Bedroom Semi-Detached home has recently undergone a meticulous renovation and extension, resulting in a stunning open plan Kitchen/Breakfast room. The kitchen, designed by Murdoch Troon, showcases their exceptional craftsmanship and attention to detail with a stylish solid Oak worktop, ample base and eye level units and numerous built in appliances.

Throughout the property, numerous character features have been thoughtfully preserved, including the fireplaces, original doors and retaining the old external exposed brick wall in the Kitchen, adding a touch of charm and history.

STUNNING CHARACTER PROPERTY | HEART OF VILLAGE LOCATION | WELL PROPORTIONED ACCOMMODATION | BESPOKE MURDOCH TROON KITCHEN | SOLID WOOD FLOORING | WINDOW SHUTTERS | LOG BURNERS | KITCHEN/DINER WITH ROOF LANTERN ABOVE | IMMACULATELY PRESENTED THROUGHOUT | STYLISH DECOR | OFF STREET PARKING



Metheringham is a very popular and well served village, sitting centrally between Sleaford and Lincoln. The village boasts numerous amenities including a railway station, shops, pubs, restaurants, and a village Church.

The property is located on one of the oldest and prestigious roads in the Village, offering easy access to the village centre and equally to the open countryside, perfect for dog walks.

A viewing of this property is extremely advised to appreciate the size and quality this period home has to offer.

ACCOMMODATION

Entrance Hall

Family Room - 21'9" x 12'6" (6.63m x 3.8m)

Sitting Room - 12'6" x 12'2" (3.8m x 3.7m)

Kitchen/Dining Room - 17'2" x 13'7" (5.23m x 4.14m)

Utility Room

Downstairs Cloakroom

Bedroom One - 12' x 10'8" (3.66m x 3.25m)

Bedroom Two - 12' x 9'9" (3.66m x 2.97m)

Bedroom Three - 9'5" x 9'4" (2.87m x 2.84m)

Bedroom Four - 8'9" x 8'9" (2.67m x 2.67m)

Family Bathroom

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

DESCRIPTION

The interior boasts an incredibly stylish and modern design, creating a visually appealing and also comfortable living space. The property is further enhanced by the benefit of solid wood flooring, newly fitted radiators, window shutters, spotlight ceilings and a fresh scheme of decoration throughout.

Last, but by definitely no means least is the rear garden, which has been extensively renovated and landscaped by the current vendor. The rear garden is principally laid to lawn with two paved patio areas, one being in the corner of the garden, being a perfect spot for your garden furniture being a sun trap. There is also a paved pathway leading to the side gate through to the gravelled driveway providing off street parking for two vehicles.

The internal accommodation comprises of Entrance Hall, Lounge, Snug, Kitchen/Dining Room, Utility Room, Downstairs W/C, Four Well Proportioned Bedrooms and a Family Bathroom.

