

**ROBERT BELL  
& COMPANY**

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## *Village & Country*



### **37 HIGH STREET, METHERINGHAM, LINCOLN. LN4 3DZ**

This is a surprisingly large end of terrace family residence with a good sized rear garden and garage, pleasantly located in the heart of the popular village of Metheringham. The accommodation comprises; Entrance Hall, Hallway, Sitting Room, Dining Room, Living Room, Kitchen, Landing, Family Bathroom and four Bedrooms of excellent proportions and benefits from gas fired central heating.

The house stands within easy walking for most of a good range of village amenities.

See the 360 Virtual Tour at <http://www.robert-bell.org/vt/59>

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## THE AREA

Metheringham has a good range of local amenities which includes a Co-op supermarket, Post Office, banking, takeaways/restaurant, public houses, hardware store bowls club, pharmacy, medical surgery, Primary school, railway station with a connection to Lincoln and more. There are good road connections in the area out to a number of RAF bases, the historic city of Lincoln and its excellent range of shopping and social facilities, Grantham, Sleaford, the A1 and Newark with its London Kings Cross high speed rail link.

## ACCOMMODATION

**ENTRANCE HALL** having enclosed panelled main entrance door with eastern outlook over the High Street, extensive built in cloaks cupboard/storage space across one wall and power point. Glazed panelled door through to:

**HALLWAY** with staircase up to first floor, radiator and telephone point; doors through to the dining room and sitting room.

**LIVING ROOM** [16' 6" x 14' 7" (5.63m x 4.44m narrowing in part to 9' 8" (2.95m)] of irregular proportions enjoying both northerly and easterly views into the grounds; central light fitting, radiator and power points.



*Living Room*

**DINING ROOM** [10' 8" x 8' 7" (3.25m x 2.62m)] with a very pleasant northerly view out over the rear garden, open archway to adjoining kitchen and living room, radiator and power points.



*Dining Room*

**SITTING ROOM** [14' 8" x 11' 11" (4.47m x 3.63m)] and having a southerly outlook across the High Street with a glimpse of the church tower over neighbouring properties; attractive arts/crafts art nouveau fireplace with tiled inserts, integral grate and surround set on a tiled hearth. There is a radiator, central light fitting, wall light fitting, TV aerial point and power points.



*Sitting Room*

**KITCHEN** [11' 5" x 8' 8" (3.48m x 2.64m)] having an attractive view out over the rear garden with a range of modern contemporary style fitted units comprising; single drainer stainless steel sink unit with cupboard space and room for a dishwasher below and small area of fitted work surface to one side with cupboard space beneath. To the opposite side of the sink unit there is further area of fitted work surface with room for an automatic washing machine below and accompanying drawer cupboard and storage alcove space to one side. To the opposite side of the room there is further range of fitted work surface with drawer and cupboard space below, and room between units for an electric cooker and above a range of wall cupboard space. To one end of these units there is room for an upright fridge/freezer. There is tiled splash back to all fitted work surface areas, a wall mounted Potterton Neat-a-heat Profile

gas central heating boiler radiator, fluorescent lighting strips and power points. There is a glazed panelled door providing access to the rear garden.



*Kitchen*

## FIRST FLOOR

**LANDING** having built in airing cupboard containing insulated hot water cylinder with immersion heater.

**BEDROOM 1** [14' 11" x 11' 10"(4.55m x 3.61m)] having a very pleasant view out over the High Street and towards the village church beyond, radiator, telephone point and power point.



*Bedroom 1*

**BEDROOM 2** [16' 8" x 9' 5"(5.08m x 2.87m)] enjoying both southerly and easterly outlooks onto the High Street divided into main bedroom and lobby area. The good sized lobby [7' 6" x 6' 9"(2.29m x 2.06m)] partly taken up by the stairwell head area, access to roof space, radiator and power point. The bedroom area is of good proportions having radiator and power point.



*Bedroom 2*

**FAMILY BATHROOM** [6' 6" x 5' 7"(1.98m x 1.7m)] having panelled bath, pedestal wash hand basin, low level WC, wall tiling to at least dado rail height on all walls and radiator.



*Family bathroom*

**BEDROOM 3** [13' 5" x 12' 1"(4.09m x 3.94m)] max dimensions] having a very pleasant view out over the rear garden and neighbouring homes to the centre of the village, radiator and power points.



*Bedroom 3*

**BEDROOM 4** [13' 3" x 8' 9" (4.04m x 2.67m)] overlooking the good size rear garden, radiator and power point.



Bedroom 4

few, with Holly trees providing shelter to the northern boundaries. There is an outside water tap and exterior light fitting.



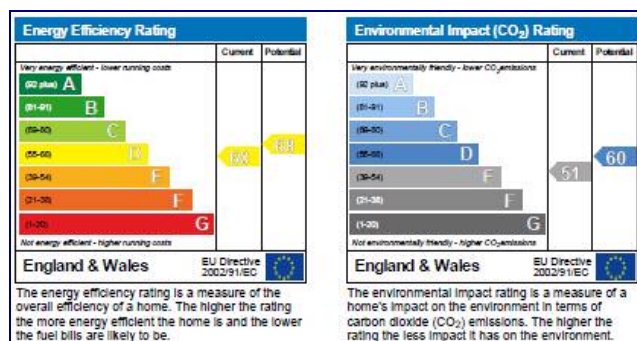
Rear Garden

## OUTSIDE

The property is approached through double gates and a concrete driveway which provides access to the detached **GARAGE** [17' x 9' 4" (5.18m x 2.84m)] having up and over door, fluorescent lighting strip and power points. Set discreetly to the eastern elevation of the garage is a timber garden shed. To one side of the driveway adjoining the house there is a flowerbed/border containing a variety of attractive trees and shrubs including a Lavender. There is more than adequate car parking space for family and visitors with an extra area of concrete hardstanding to the rear northern elevation of the house. This area also provides a large patio area from which to enjoy the garden.

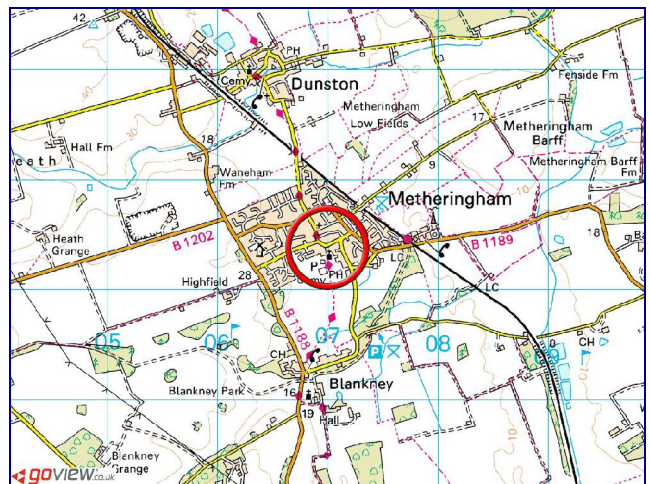
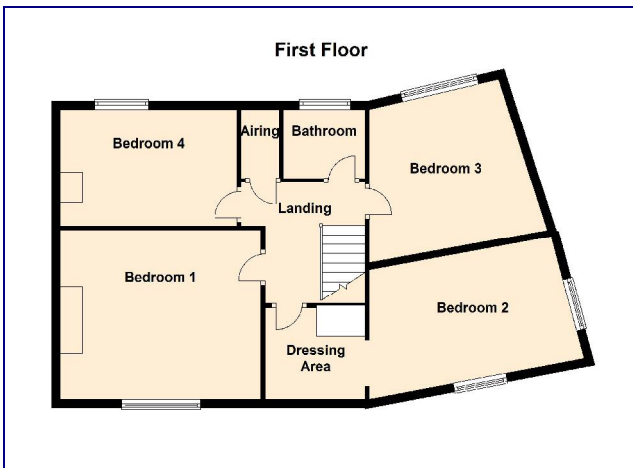
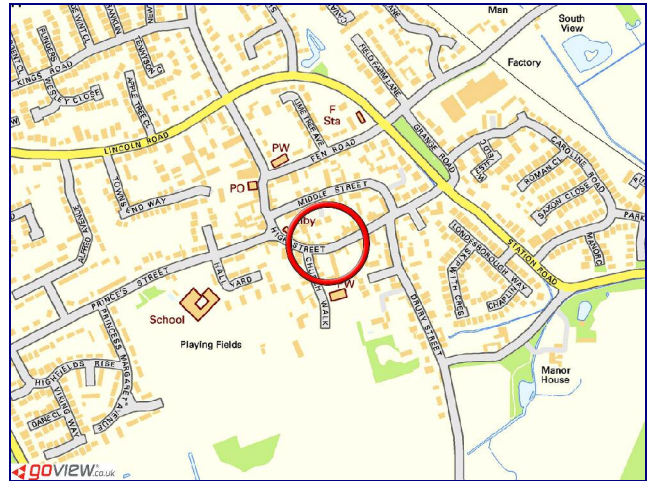
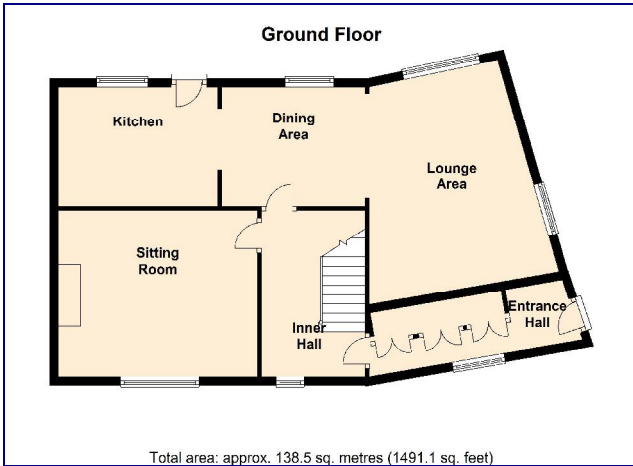


The rear garden is of surprisingly good proportions for a central village location and is enclosed by a wall and hedging as appropriate. There is a good sized lawn with accompanying flowerbeds and borders with variety of plants including Peonies, Laurels, Buddleia, Yews, Roses and Honeysuckle to name a

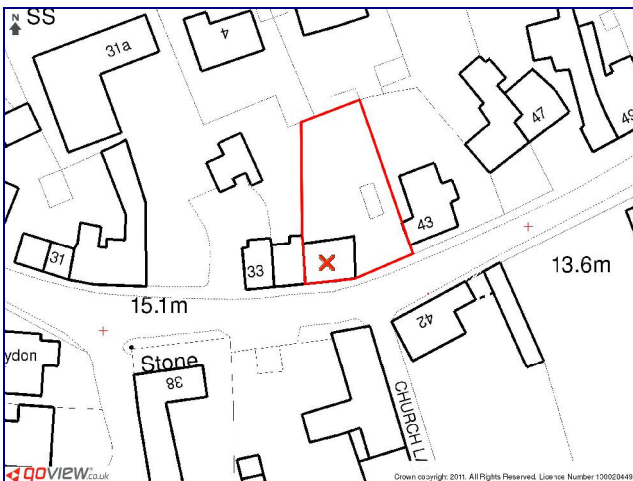


**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.  
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 Website: <http://www.robert-bell.org>



Floor Plans



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