



14 Townsend Way
Metheringham, Lincoln. LN4 3GB

BELL



14 Townsend Way Metheringham

This is a well presented, detached family residence situated in the popular village of Metheringham, with good sized, well enclosed rear garden.

Metheringham is a large village which offers a surprisingly good range of local amenities including; a rail link to Lincoln, Primary school, Post Office/Co-op supermarket, pharmacy; restaurants, pubs and takeaways, petrol garage, a hardware store and more. There are good road connections in the area out to RAF bases in the region, the historic City of Lincoln and its excellent range of shopping and social facilities, Sleaford, Grantham, the A1 and Newark with its London Kings Cross high speed rail connection.

ACCOMMODATION

Entrance Hall having obscure double glazed panelled front entrance door, staircase up to first floor with small under stairs storage cupboard, coving and radiator. Doors through to sitting room and to:

Cloakroom of excellent proportions, having pedestal wash hand basin with tile splash back to one end, low level WC, coving, radiator and extractor vent.

Sitting Room having a very pleasant outlook over the front garden and driveway and across Townsend Way; attractive contemporary style fireplace with brushed steel featured gas fire inset, marble style hearth and back, and attractive moulded pine fire surround; coving and radiator. Glazed panel double doors through to:



Dining Kitchen of good proportions having a southerly outlook over the rear grounds; a good range of fitted base, drawer and wall units, single drainer sink unit inset to work surface area which extends across the adjoining wall and out into the room to provide a peninsula divide with breakfast bar on one side with integrated Bosch dishwasher and cupboard space beneath, illuminated china cabinet with glazed panel door and shelf units above. A further area of work surface with cupboard and drawer space beneath, integrated refrigerator, ceramic induction hob inset to surface with integrated cooker hood, wall cupboard and shelf space set on either side above. Brushed steel featured Bosch oven/grill to one end with cupboard space above and below. There is tiled splash back to all fitted work surface areas, coving, radiator and inset ceiling spot light fittings. To one end of the room is a good size dining area. Sliding double patio doors through to garden room and glazed panel door to:

Utility Room having fitted work surface across one wall with single drainer sink unit inset, cupboard space and room for laundry white goods beneath; and above wall mounted Worcester gas fired central heating boiler. Tiles splash back to be fitted work surface areas, coving, radiator and extractor vent. uPVC obscure double glazed panel door to rear garden.

Garden Room being a wonderful addition to the reception space having vaulted ceiling level and large roof windows taking advantage of this southerly aspect; two radiators and wall light fittings. French doors provide access out onto the rear garden patio area.

First Floor

Landing enjoying a south easterly outlook towards the garage and across the garden to the village Bowling Green; access to roof space, coving and radiator.

Bedroom 3 with a southerly outlook over the rear garden and beyond to Metheringham Bowls club; built-in airing cupboard with radiator to one corner, coving and radiator.

Bedroom 2 with a southerly view down over the garden room and the rear garden as well as beyond to the Bowling Green; coving, radiator and ceiling spotlight fitting

Principal Bedroom of good proportions enjoying a view down over the front garden and driveway and up Townsend Way towards Lincoln Road; two built-in wardrobes with double doors, coving and radiator. Door to:



En-suite Shower Room having a built-in shower cubicle to one corner with shower fitting and accompanying full height wall tiling, pedestal wash hand basin with tiled splash back and low level WC. Inset ceiling spotlights and extractor unit.

Bathroom having obscure glazed window overlooking the front garden; panelled bath with Triton shower fitting, rail and curtain over, full height tiling to wall, wash hand basin set to storage unit with tiled splash back and illuminated mirror over and low level WC. Ladder back style radiator/towel rail, coving and inset ceiling spotlights

OUTSIDE

This appealing family home stands in a prominent location on Townsend Way and is approached from the roadside across a good size tarmac driveway providing more than ample parking for both family and visitors as well as access to the **Detached Garage** which is utilised at present as home office space, with up and over door, service door through to rear garden, fluorescent lighting strip and power points

The front garden has been prominently laid to lawn with accompanying mature shrubbery set on one side. That is a pedestrian gate in the fencing between the garage and the house which provides access through to the good side rear garden.

These grounds have been predominantly laid to lawn with an accompanying good size paved patio area adjoining the southern elevation of the house and the garden room. The garden is well enclosed by tall panelled fencing. and the small garden shed will remain with the property; outside water tap and light fittings.

North Kesteven District Council – Tax band: C

ENERGY PERFORMANCE RATING: tbc

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
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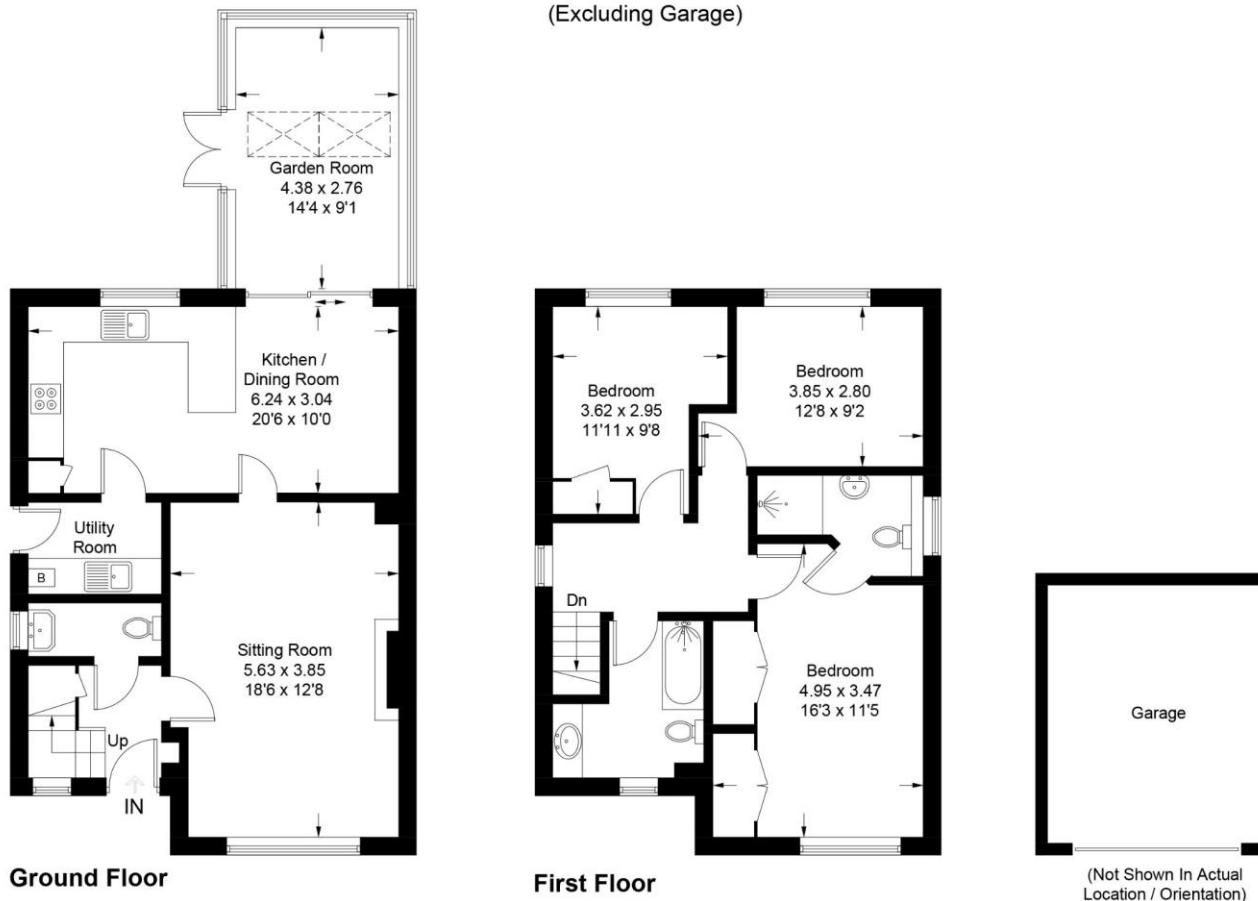
Approximate Gross Internal Area

Ground Floor = 66.6 sq m / 717 sq ft

First Floor = 53.2 sq m / 573 sq ft

Total = 119.8 sq m / 1290 sq ft

(Excluding Garage)



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.

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