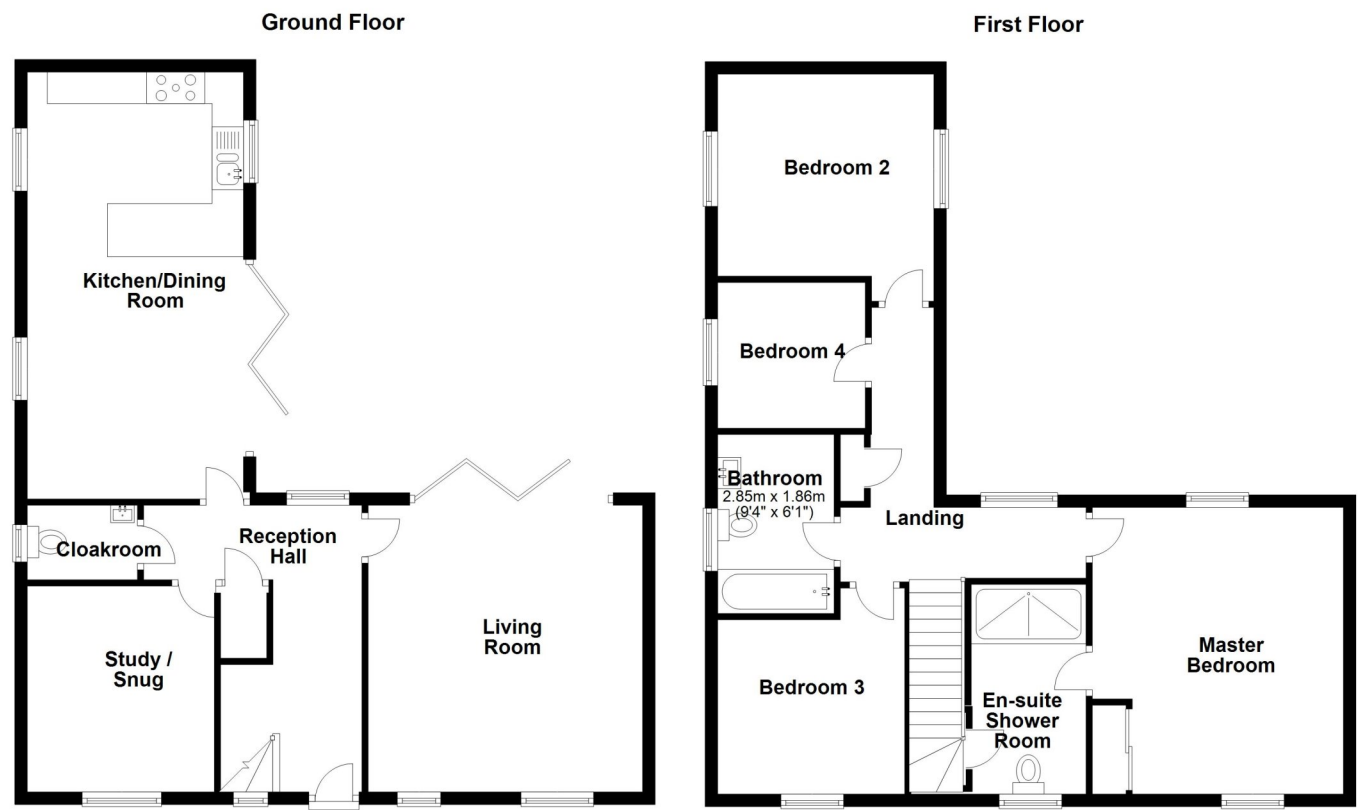


EPC to follow



41 Hewson Drive, Metherringham, Lincoln, Lincolnshire, LN4 3FL

£425,000 To be advised

Located on the prestigious Homestead Fields development on Dunston Road in Metherringham This 4 Bedroom detached executive home which was built by Wilcox homes in 2023 offers the best of all worlds, a highly desirable location, generous rooms sizes, high quality upgraded finish to include underfloor heating to ground floor, LVT flooring, Quartz work surfacing, extended patio, a southerly facing rear garden and a village location with many amenities including Primary School, doctors, pharmacy, coop supermarket, pubs / restaurants, shops and takeaways.

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See things differently.

Located on the prestigious Homestead Fields development on Dunston Road in Metherringham | 4 Bedroom detached executive home| highly desirable location | South facing rear garden



See things differently.

ACCOMMODATION

Reception Hallway - Approached by a part glazed composite door the reception hall way gives access to all downstairs rooms is a light and airy space with UPVC window to rear aspect, understairs storage cupboard, LVT flooring.

Cloakroom - Opaque glazed UPVC window to side aspect, fitted with a 2 piece suite comprising vanity units housing WC and hand wash basin, LVT flooring, extractor.

Living Room - 15' x 14'4" (4.57m x 4.37m) being a dual aspected room with 2 UPVC windows to front aspect, 3 door bi folding doors to rear aspect leading to the garden, media and television point.

Study - 10'9" x 9'9" (3.28m x 2.97m) UPVC window to front aspect, television point, a useful work from home space or family room.

Kitchen Dining Room - 22'4" x 11'3" (6.8m x 3.43m) Being dual aspected with 2 UPVC windows to side aspect, UPVC window and 3 door bi folding doors to side aspect leading to patio and garden.

Being fitted with a generous range of shaker style units with upgraded quartz work surfacing, splash backs and upstands, undermounted one and a half bowl sink, ceramic induction, built in fridge/freezer and dishwasher, LVT flooring, television point.

Landing - Staircase rises from reception hallway to 1st floor landing having UPVC window to rear aspect, radiator, linen cupboard and loft access.

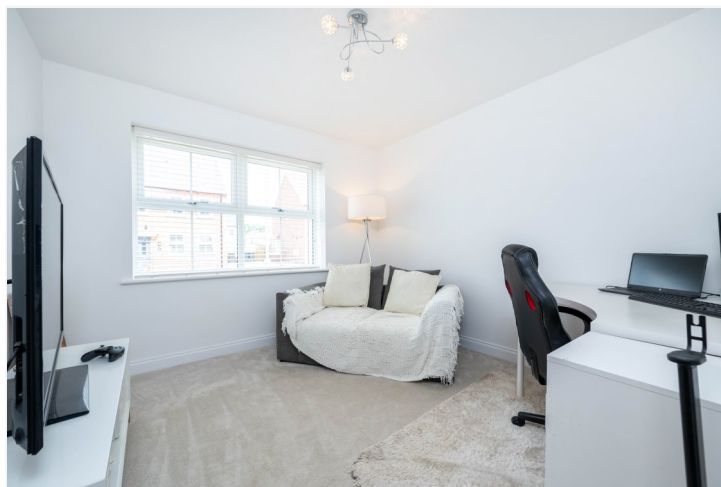
Master Bedroom - 15'10" x 13'2" (4.83m x 4.01m) a light dual aspect room with UPVC windows to front and rear aspects, built in double wardrobe with sliding oak finish doors, television point, radiator.

En-Suite Shower Room - Opaque glazed UPVC window to front aspect, airing cupboard with hot water cylinder, fitted with a 3 piece suite comprising walk in glazed and tiled triple shower with twin head mains fed shower over, vanity units housing WC, floor standing vanity unit housing hand wash basin, chrome heated towel radiator, ceramic tiled flooring, half height ceramic wall tiling, extractor fan.

Bedroom 2 - 13'6" x 11'4" (4.11m x 3.45m) a dual aspect room with UPVC windows to both side aspects, television point, radiator.

Bedroom 3 - 11'2" x 10'3" (3.4m x 3.12m) UPVC window to front aspect, television point, radiator.

Bedroom 4 - 7'9" x 7'7" (2.36m x 2.3m) UPVC window to side aspect, radiator, television point.



Family Bathroom - Opaque glazed UPVC window to side aspect, fitted with a 3 piece suite comprising panelled bath with twin head mains fed shower over, vanity unit housing WC, floor standing 2 drawer vanity unit housing hand wash basin, chrome heated towel radiator, ceramic tiled flooring, half height wall tiling, extractor fan.

Outside - To the front aspect the gardens are lawned with shrub border and paved path, to the side is a generous cobble effect driveway offering parking for up to 4 vehicles leading to the Detached Garage 17'3" x 9'9" having electric roller door to front aspect, personal door to side elevation, light, power and loft storage.

The rear gardens are of particular note being southerly facing with an upgraded extended shaped patio and seating area, generous lawn and being enclosed by close board fencing, there is outside power points, tap and lighting.