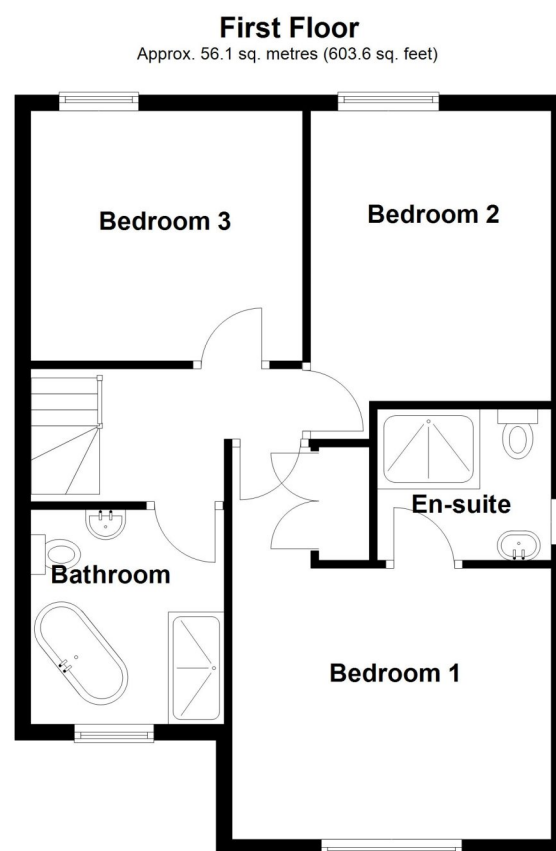
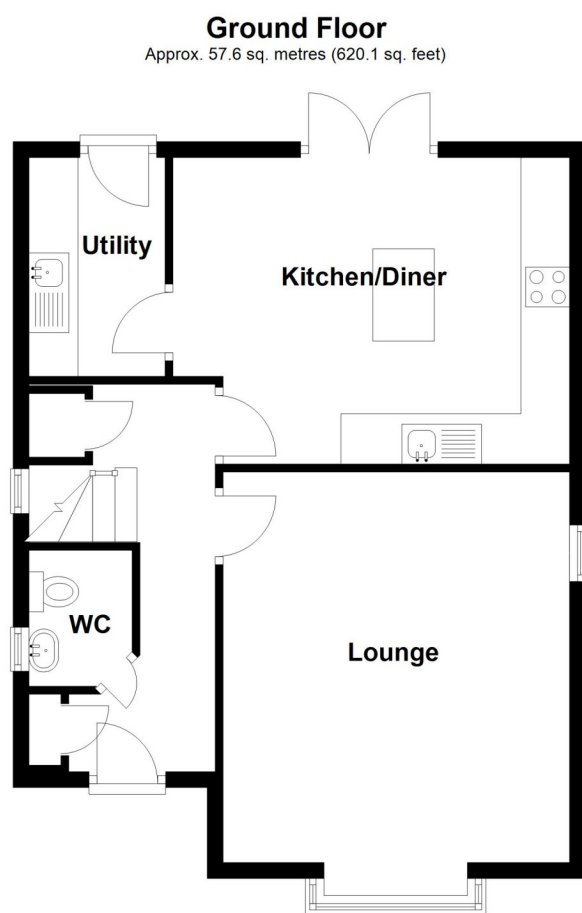


Butters Corner, Metherringham, Lincoln

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 113.7 sq. metres (1223.7 sq. feet)

10 Butters Corner, Metherringham, Lincoln, Lincolnshire, LN4 3GE

£345,000 Freehold

WOW FACTOR HOUSE IN THE HEART OF METHERRINGHAM. We are delighted to offer for sale this hugely popular style CHANCEOPTION THREE BEDROOM DETACHED HOME.

Three Bedroom Detached Family Home | Chanceoption Homes Build | Heart of Metherringham | Rotpunkt Kitchen with Centre Island | Feature Herringbone LVT Flooring | Master Bedroom with Built-in Wardrobe and En-Suite | Off Road Parking | Laid to Lawn Rear Garden | No Onward Chain



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See things differently.

DESCRIPTION

The property boasts an extremely high quality finish throughout, in line with the usual stunning chanceoption homes style including feature LVT Herringbone flooring.

The property comprises of a spacious Entrance Hall, Downstairs Cloakroom, generous size Lounge with a bay window - perfect for your Christmas Tree! Then comes the Rotpunkt Kitchen which is simply stunning. There is a coffee machine, a double oven, induction hob, integrated dishwasher, integrated fridge freezer, centre island, quooker tap and Quartz worktops with French doors onto the rear garden. There is also a separate utility room.

Upstairs there is Three excellent sized bedrooms with a built in wardrobe to the master bedroom and family bathroom with a bath and separate shower. There is parking for Three cars to the front of the property and a laid to lawn garden to the rear. There is no onward chain and this will not hang around! An early viewing is essential.

ACCOMMODATION

Kitchen Dining Room - 16'5" x 12'8" (5m x 3.86m)

Lounge - 16' x 14'3" (4.88m x 4.34m)

Utility Room - 9 x 5'7" (9 x 1.7m)

Bedroom 1 - 13'7" x 11'2" (4.14m x 3.4m)

En-suite - 7'2" x 6'4" (2.18m x 1.93m)

Bathroom - 8'6" x 8'6" (2.6m x 2.6m)

Bedroom 2 - 13' x 10'4" (3.96m x 3.15m)

Bedroom 3 - 12'1" x 9'6" (3.68m x 2.9m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

NA

