

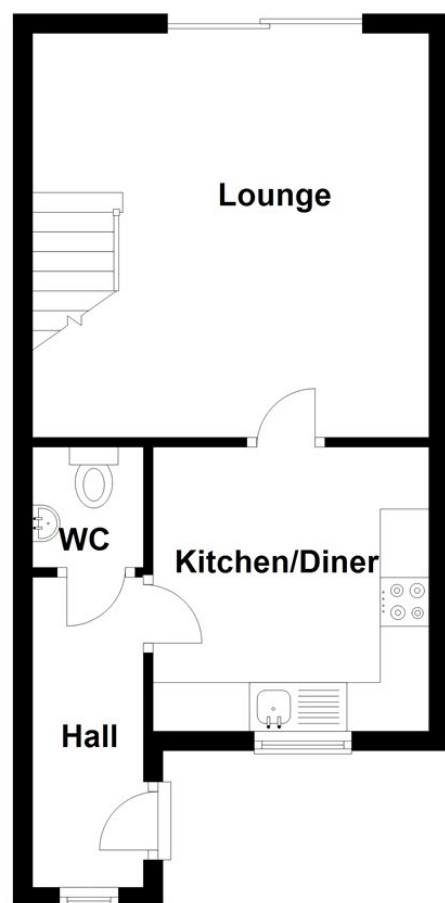
**Butters Corner, Metheringham, Lincoln**

*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+)	<b>A</b>		<b>92</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>78</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		

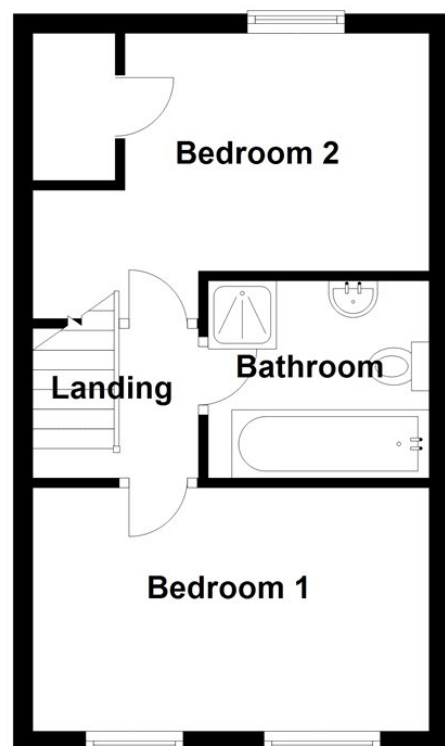
**Ground Floor**

Approx. 31.0 sq. metres (333.3 sq. feet)



**First Floor**

Approx. 29.1 sq. metres (313.7 sq. feet)



Total area: approx. 60.1 sq. metres (647.0 sq. feet)



**2 Butters Corner, Metheringham, Lincoln, Lincolnshire, LN4 3GE**

£170,000 Freehold

Situated in a cul de sac position within the heart of the popular and well served village of Metheringham this two double bedroom home is finished to a high specification throughout with quartz work surfacing and a four piece bathroom suite, the property also offers easy access into the village centre and amenities.



Winkworth Sleaford | 01529 303377 | sleaford@winkworth.co.uk

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| Modern home | Two double bedrooms | situated in a popular village | High specification throughout | Located near to village centre | UPVC windows | Parking



See things differently.

## LOCATION

Situated in a cul de sac position in the popular village of Metherringham.

## DESCRIPTION

### ACCOMMODATION

**Entrance Hall** - Approached by a composite entrance door, UPVC window to front aspect, wood effect flooring, radiator.

**Cloakroom** - Fitted with a 2 piece suite comprising close coupled WC, pedestal hand wash basin, radiator, wood effect flooring.

**Kitchen Dining Room** - 9'7" x 9'3" (2.92m x 2.82m) Having UPVC window to front aspect, fitted with a generous range of base and eye level units with quartz worktop over, stainless steel undermounted sink, gas hob, electric oven space for fridge/freezer and washing machine, wall mounted gas fired boiler.

**Living Room** - 13'7" x 13'4" (4.14m x 4.06m) UPVC french doors to rear aspect, understairs storage, television point, radiator.

**Bedroom 1** - 13'5" x 8' (4.1m x 2.44m) 2 UPVC windows to front aspect, television and telephone points, radiator, coving to ceiling.

**Bedroom 2** - 9'8" x 8' (2.95m x 2.44m) UPVC window to rear aspect, storage cupboard, radiator.

**Bathroom** - Fitted with a 4 piece suite comprising spa bath, separate ceramic tiled shower cubicle with mains fed shower over, close coupled WC, pedestal hand wash basin, radiator.

**Outside** - To the front of the property is a block paved path and lawn.

The rear gardens are principally laid to lawn with a paved patio and pathway and surrounding border, the gardens are enclosed by fencing to all elevations and there is parking to the rear.



## LOCAL AUTHORITY

North Kesteven

## TENURE

To be advised

## COUNCIL TAX BAND

A