

***HILLTOP COTTAGE, FEN LANE,
METHERINGHAM, LN4 3AQ***



£270,000

Located in this rural position with views over open farmland, a well maintained and presented Two Bedroom Detached Cottage with a Large Garage/Workshop and gardens of a Quarter of an Acre. This delightful cottage provides a unique experience for the purchaser looking for a rural setting with a large garage/workshop, with further benefits including Oil Central Heating and Double Glazing. The full accommodation comprises Conservatory, 14'9 Dining Kitchen, Inner Hall, Bathroom, Lounge with feature brick fireplace, Utility Room, Ground Floor Workshop and Two Double Bedrooms. to the first floor. The property is located approximately one mile from the well served village of Metheringham and is located on a 'no through road'. The workshop has an inspection pit and there is a further wood Store which could also be used for extra garaging. This is a rare opportunity and early viewing is highly recommended.

Location:

Metheringham is a large and popular village to the south of Lincoln with amenities to cater for most day to day needs and facilities including primary school, Doctor's surgery, Post Office, Co-op store, veterinary surgery, Public Houses and rail connections to Lincoln and Sleaford.

Directions:

Travelling towards Metheringham from the direction of Sleaford on the B1188 road, upon reaching Metheringham, take the second turning on the right into Lincoln Road. Take the sixth turning on the left towards Metheringham Fen and proceed out of the village. Bear to the left and right and the property is located on the right hand side.

What Three Words: [///variances.majoring.stud](http://variances.majoring.stud)

A double glazed entrance door provides access to the:

Conservatory: 2.29m (7'6") x 2.01m (6'7")

Having radiator and wall light point.

Kitchen: 4.50m (14'9") x 2.34m (7'8")

Having understairs pantry cupboard, wall and base units with worktop over, tiled splashbacks, space for cooker, 1½ bowl single drainer inset sink with monobloc tap, radiator, plumbing for washing machine and Calor gas cooker.

Inner Hall:

Having radiator and built-in cupboard.

Bathroom:

Having bath with mixer tap and mains fed shower over, pedestal hand washbasin with mixer tap, low level w.c, and radiator.

Lounge: 4.50m (14'9") x 3.76m (12'4")

Having French door to rear garden, wood burning stove set within brick fireplace and radiator.

Utility/Garden Room: 3.35m (11'0") x 2.26m (7'5") max

Having double glazed rear entrance door and roof light. A further door provides access to the:

Workshop/Boiler Room: 3.28m (10'9") x 2.57m (8'5")

Having oil boiler.

Stairs provide access to the **First Floor Landing** having loft access.

Bedroom 1: 4.39m (14'5") x 3.73m (12'3")

Having two windows and radiator.

Bedroom 2: 4.47m (14'8") x 2.34m (7'8")

Having two windows, built-in double wardrobe/airing cupboard and radiator.

Outside:

Conservatory



Kitchen



Bathroom



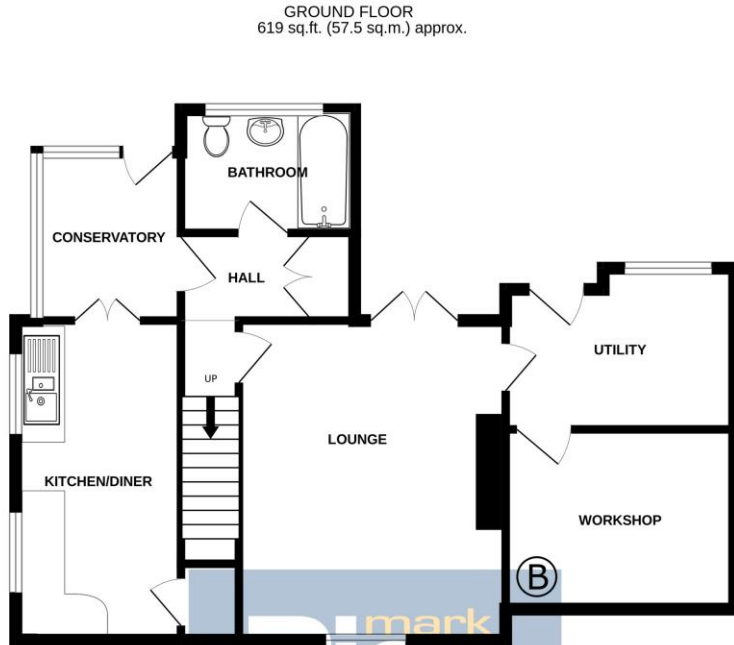
Lounge



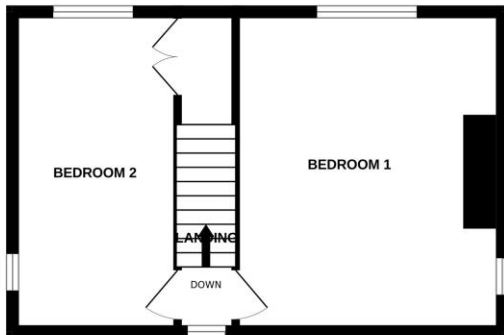
Bedroom 1

The cottage is located within grounds of a quarter of an acre and enjoys open views to all sides. The garden has a number of lawn areas, well stocked borders, patio areas and further low maintenance gravelled areas. There is an ornamental fish pond and a Summer House is included. To the front of the property is a gravelled drive providing **Ample Off Road Parking** and which approaches the **Detached Garage/Workshop** with light, power points and an inspection pit. Approximately four vehicles could be stored in this garage area. From this is a further **Store/Garage** which is currently used as a wood store, with a further gravelled drive to the front.

Council Tax Band B.



1ST FLOOR
326 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Bedroom 2



Rear Garden



Further Aspect



Further Aspect



Further Aspect



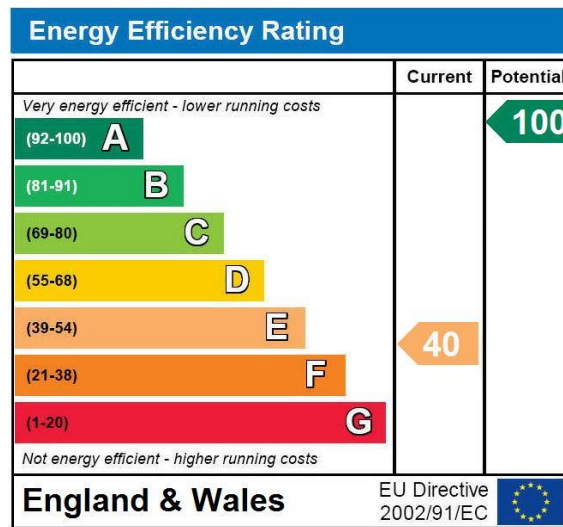
Further Garden Aspect



View to Front



View to Rear



Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 19/12/24

Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488