

**SHIREGATE,
METHERINGHAM, LN4 3DR**



£215,000

An improved and particularly well presented Three Bedroom Semi Detached House located within walking distance of this popular village and its many amenities. Early viewing is highly recommended to appreciate the location and condition of this property which has accommodation including Entrance Hall, Lounge Diner, Kitchen, Three Bedrooms, Re-fitted Bathroom and Integral Garage. The property is Double Glazed and benefits from Gas Central Heating and there is more than ample parking to the front. The rear garden is particularly private.

Directions:

Travelling from Sleaford on the A153 road, at the Speedway Corner roundabout continue straight ahead and enter Ruskington. Continue through Ruskington, Dorrington, Digby and Scopwick and upon entering Metheringham take the second turning on the right into Lincoln Road. Take the fifth turning on the left into Shiregate where the property is located on the right hand side.

An entrance door provides access to the Entrance Hall having radiator.

Lounge: 6.15m (20'2") x 3.73m (12'3") narrowing to 2.64m (8'8")

Having French doors to the rear garden, understairs storage cupboard, two radiators and living flame effect gas fire with surround.



Lounge

Kitchen: 3.56m (11'8") x 2.21m (7'3")

Having a range of wall and base units with worktop over, single drainer inset sink with monobloc tap, four ring gas hob, built-in oven, cooker hood, plumbing for washing machine, double glazed rear entrance door, tiled splashbacks, wall mounted boiler and double radiator.



Further Aspect

Stairs from the hall provide access to the First Floor Landing having airing cupboard and loft access.

Bedroom 1: 3.89m (12'9") x 3.23m (10'7") narrowing to 2.74m (9'0")

Having radiator.

Bedroom 2: 4.01m (13'2") x 3.10m (10'2") narrowing to 2.57m (8'5")

Having radiator.

Bedroom 3: 2.54m (8'4") x 2.18m (7'2")

Being 'L' shaped and having radiator and built-in cupboard.



Kitchen

Bathroom:

Being fully tiled and having 'P' shaped bath with Victorian style mixer tap and shower attachment with further shower over, pedestal hand washbasin, low level w.c, towel radiator and extractor fan.

Outside:

The front garden is laid mostly to lawn and a drive provides more than Ample Parking and approaches the **Integral Garage 4.98m (16'4") x 2.49m (8'2")** having up and over door and power. The **Rear Garden** is laid mostly to lawn with a patio, borders and there is a side gate.

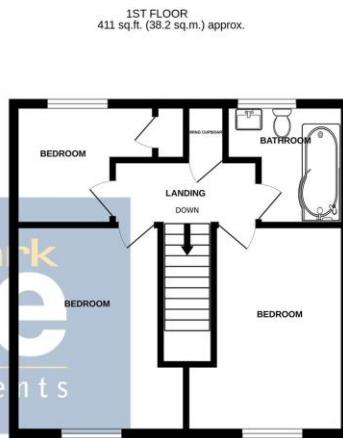
Council Tax Band B.



Bedroom 1



Bedroom 2



mark
Rice
estate agents

TOTAL FLOOR AREA: 862 sq.ft. (80.1 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



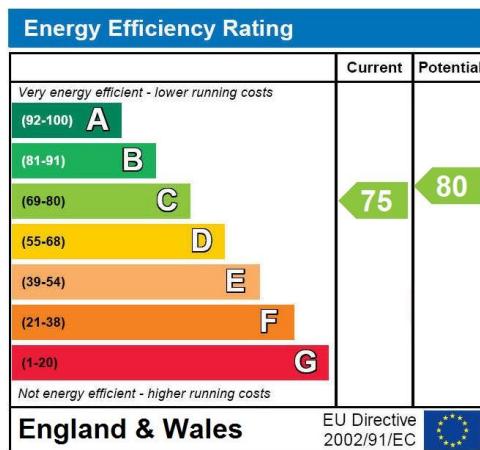
Bedroom 3



Bathroom



Rear Garden



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 10/2/26

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