



Kings Road, Metherringham, Lincoln

£1,400 Per Month


MARTIN & CO

Kings Road, Metheringham,
Lincoln

House - Detached
3 Bedrooms, 3 Bathroom

£1,400 Per Month

Date Available: 26th January
2026

Deposit: £1,615

- Detached Family Home
- Spacious Reception Rooms
- Two Bathrooms
- South West Facing Rear Garden
- Driveway Parking
- Single Garage
- External Office Space
- Village Location
- EPC Rating - C
- Council Tax Band - C

Three bedroom detached family home, modern and well presented, located within the desirable village of Metheringham. Comprising internally of an entrance hall, living room, dining room, kitchen, bathroom and ground floor bedroom with two further bedrooms and a shower room to the first floor.



Three bedroom detached family home, modern and well presented, located within the desirable village of Metheringham. Comprising internally of an entrance hall, living room, dining room, kitchen, bathroom and ground floor bedroom with two further bedrooms and a shower room to the first floor. Externally offering driveway parking for multiple vehicles to park off road, South West facing rear garden, single garage and an external office space.

The village of Metheringham is positioned to the south of Lincoln city being well appointed to include schooling, shops, post office, pharmacy, public houses and a Coop supermarket to name a few. Further benefitting from it's own train station into the city centre.

Unfortunately we cannot accept smokers on this property.
 Pets may be considered on a case by case basis.

Mobile (based on calls indoors)
 O2 EE Three Vodafone

Broadband (estimated speeds)
 Standard 16 mbps
 Superfast 40 mbps
 Ultrafast 10000 mbps

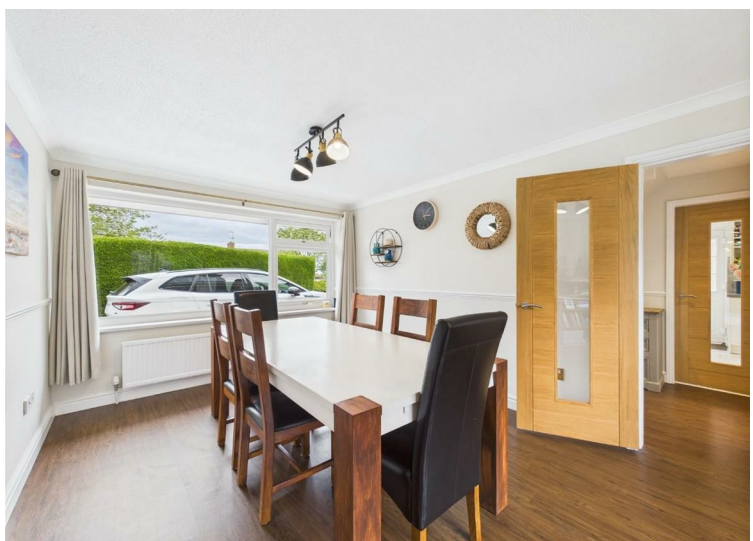
Satellite & Cable TV Availability
 BT Sky Virgin

Length of tenancy - 6 months initial tenancy

EPC Rating - C
 Council tax band - C - North Kesteven

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	83
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO ₂ emissions		
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Approximate total area^m
 124.6 m²
 1341 ft²

Reduced headroom
 1.4 m²
 15 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.