



**Chaplin Close, Metheringham,  
Lincoln**

**6005 PCM**

  
**MARTIN & CO**

Chaplin Close, Metherringham,  
Lincoln

Bungalow - Detached  
3 Bedrooms, 3 Bathroom

£995 PCM

Date Available: 15th August 2024

Deposit: £1,148

Unfurnished

- Private Rear Garden
- Beautiful brook to rear garden
- Village location
- Modern décor
- Kitchen/Diner
- Car port
- Ample parking
- 2/3 bedrooms

A well presented and spacious two/three bedroom detached bungalow ideally located in a quiet cul-de-sac within the popular and well served village of Metherringham. Being conveniently situated for Lincoln, Sleaford and the surrounding villages.

The property has a beautiful brook to the rear garden.



**DESCRIPTION**

A well presented and spacious two/three bedroom detached bungalow ideally located in a quiet cul-de-sac within the popular and well served village of Metheringham. Being conveniently situated for Lincoln, Sleaford and the surrounding villages. The 3rd bedroom has patio doors leading to the rear and a fire place, meaning this could be used as a bedroom or sun room. The property has a beautiful brook to the rear garden.

Length of tenancy - 12 months initial tenancy  
 Council tax band - C - north Kesteven council

Mobile (based on calls indoors) 02 & Three & EE  
 Satellite & Cable TV Availability BT & Sky & Virgin  
 Broadband (estimated speeds)  
 Standard 16 mbps  
 Superfast 80 mbps  
 Ultrafast no data available



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>86</b>
	<b>71</b>	
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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EU Directive 2002/91/EC		



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**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.