



## 5 MEADOW CLOSE LINCOLN, LN4 3EY

**£240,000**  
**FREEHOLD**

A large four-bedroom detached bungalow, discreetly positioned at the head of this small private close in the heart of the well-served village of Metheringham. The property is in need of a significant scheme of modernisation and refurbishment, but offers excellent potential for buyers seeking a spacious single-storey home that can be improved and remodelled to suit their own requirements. The accommodation is generously proportioned and includes a front entrance hall, good-sized lounge, large dining kitchen, utility room, inner hallway, four bedrooms, shower room and bathroom. The layout provides a practical basis for future improvement, with scope to enhance the presentation, specification and landscaping to create a comfortable and individual village home. Outside, the property is approached through large double gates and stands at the head of Meadow Close, with predominantly hard-landscaped rear grounds providing extensive driveway and patio space. There is also a detached garage with adjoining workshop/store, together with a good-sized front garden adjoining Station Road. Metheringham is a large and popular village offering an excellent range of local amenities, including a rail link to Lincoln, primary school, Co-op/Post Office, pharmacy, restaurants, public houses, takeaways, petrol station, hardware store and further day-to-day services. The village is also well placed for access to Lincoln, Sleaford, Grantham, Newark, the A1 and RAF bases in the wider area.





**EPC Rating: D    Council Tax Band: D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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