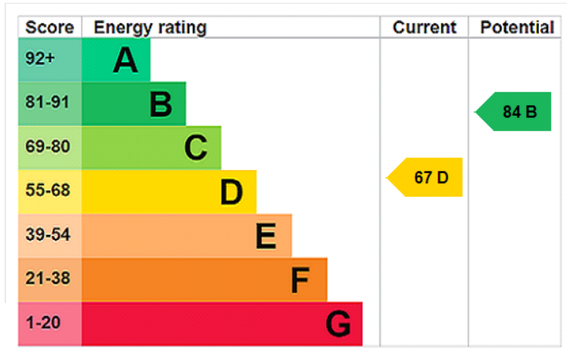
Ashdale Close, Metheringham, Lincoln

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Ground Floor

Approx. 75.7 sq. metres (814.7 sq. feet)



Total area: approx. 75.7 sq. metres (814.7 sq. feet)







10 Ashdale Close, Metheringham, Lincoln, Lincolnshire, LN4

£250,000 Freehold

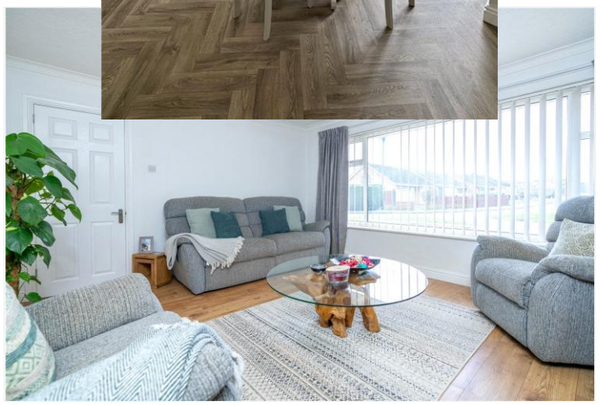
This well-presented two-bedroom detached bungalow is pleasantly positioned within a quiet residential cul-de-sac and offers well-proportioned, single-storey accommodation ideal for a range of buyers including downsizers, couples or those seeking convenient ground-floor living.

The property is approached via a concrete driveway providing off-road parking, with a low-maintenance gravel frontage and access to the side of the bungalow.

Well-presented two-bedroom detached bungalow | Spacious front-facing lounge and a modern fitted kitchen/diner | Two generous double bedrooms and a contemporary bathroom with bath and separate walk-in shower | Private, enclosed rear garden | Off-road parking via driveway







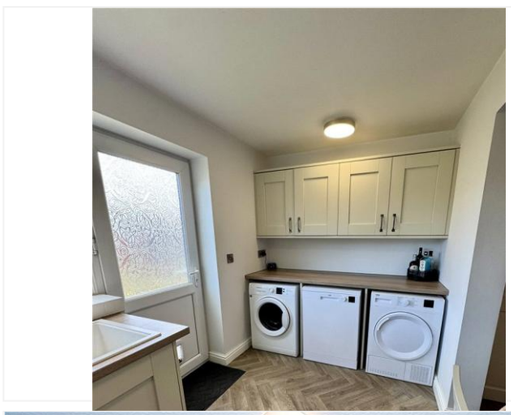
The spacious lounge is situated to the front of the property, enjoying excellent natural light from a large picture window and offering ample space.

To the rear, the modern fitted kitchen/diner is a real highlight, finished with a stylish range of matching wall and base units, complementary work surfaces and integrated cooking facilities. There is space for a dining table, making this a practical and sociable room, with direct access to the rear garden.

The bungalow offers two double bedrooms, both tastefully decorated and well-sized, with flexibility for use as a guest room, home office or hobby space if required. The accommodation is completed by a stylish bathroom, fitted with a modern suite including a bath and a separate walk-in shower, fully tiled for ease of maintenance.

Externally, the property benefits from a private, enclosed rear garden, mainly laid to lawn with paved pathways and planted borders. The garden is flat, manageable and ideal for outdoor seating, gardening or entertaining, with fencing providing a good degree of privacy.

Overall, this is a well-maintained and attractively presented bungalow offering comfortable living in a sought-after residential setting, with the added benefits of off-road parking, a modern interior and a manageable garden.









Early viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Entrance Hall - A glazed UPVC door leads to the entrance hallway having wood effect flooring, radiator, coving to ceiling.

Lounge - 14' x 13'4" (4.27m x 4.06m) Having UPVC picture window to front aspect, radiator, wall lights, wood effect flooring, ornate coving to ceiling.

Kitchen / Dining Room - 16'3" x 12'6" (4.95m x 3.8m) UPVC window and half glazed UPVC door to rear aspect, fitted with a modern shaker style range of base and eye level units with bevel edged wood effect work sufacing over, one and a half bowl composite sink, space for gas cooker, washing machine, dishwasher and tumble dryer, biuld in storage cupboard, airing cupboard housing lagged hot water cyliner, wall mounted gas fired boiler.

Bedroom 1 - 12'7" x 10'7" (3.84m x 3.23m) UPVC window to front aspect, radiator.

Bedroom 2 - 11'8" x 10'7" (3.56m x 3.23m) UPVC window to rear aspect, radiator, loft access

Bathroom - Being Recently refitted with a modern 4 piece suite comprising ceramic tiled shower cubicle with twin head mains fed shower over, double ended panelled bath, vanity unit housing hand wash basin, close coupled WC, wall mounted vanity drawer unit, ceramic tiled walls and flooring, heated towel radiator.

Outside - The property boasts a cul de sac location, to the front and extending to the side is a concrete and gravelled driveway offering off street parking for several vehicles.

The rear garden offers a high degree of privacy, is laid to shaped lawns with concrete pathways and seating area, a raised shrub bed, generous garden shed/ workshop, outside tap and is enclosed by panelled fencing with side access gate.

Agents Note - Please note that prior to acceptance of any offer, Waldeck Snarey & Brown Ltd t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money
Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B