EPC TO FOLLOW

30 Fen Road

Approximate Gross Internal Area = 114.6 sq m / 1233 sq ft
Garage = 44.5 sq m / 479 sq ft
Total = 159.1 sq m / 1712 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.







30 Fen Road, Metheringham, Lincoln, Lincolnshire, LN4 3AA

£325,000 Freehold

Situated on Fen Road in Metheringham is this spacious detached bungalow offering generously proportioned rooms, with accommodation extending to approximately 1,200 sq ft, with the added benefit of a substantial detached garage measuring approximately 29'7 x 16'3.

Detached Bungalow | Four Bedrooms | Spacious Sitting/Dining Room | Approx. 1200 Sq Ft | Large Detached Garage | Ample Off Road Parking | Enclosed Lawned Garden | Flexible Layout | Popular Village Location







DESCRIPTION

The accommodation is well arranged throughout, with a large sitting/dining room, measuring an impressive 25'1 x 14'10. This bright and comfortable room boasts dual aspect windows. The kitchen is fitted with a range of units, worktop space, integrated oven and hob, along with room for freestanding appliances.

There are four bedrooms in total, offering excellent flexibility for families, downsizers or those needing space to work from home. Two of the bedrooms are particularly good doubles, while the remaining bedrooms could also suit use as guest rooms, dressing rooms or office space. The bathroom is a generous size and includes both a bath and separate shower cubicle.

Outside, the property is approached via a long gravelled driveway providing ample off-road parking and leading to the large detached garage. The bungalow sits behind a neat frontage, while the enclosed garden offers a lawned area with paved pathways and fencing to the boundary, creating a manageable outdoor space.









Overall, this is a well-proportioned detached bungalow with flexible accommodation, excellent parking and a particularly impressive garage, making it an ideal option for a wide range of buyers.

ACCOMMODATION

Entrance Hall

Sitting/Dining Room - 25'1" x 14'10" (7.65m x 4.52m)

Kitchen - 13'9" x 9'11" (4.2m x 3.02m)

Bedroom One - 12'4" x 11'1" (3.76m x 3.38m)

Bedroom Two - 12'4" x 11' (3.76m x 3.35m)

Bedroom Three - 9'11" x 8'5" (3.02m x 2.57m)

Bedroom Four - 9'10" x 8'5" (3m x 2.57m)

Family Bathroom

Detached Barn/Garage - 29'7" x 16'3" (9.02m x 4.95m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C