





- Period Detached Family Home
- Versatile Reception Rooms
- Central Village Location
- Double Garage
- Four Generous Bedrooms
- WC, Bathroom & En-Suite
- Large Rear Garden
- Close To Local Amenities

Elm House, High Street, Metheringham, LN4 3EA
£495,000

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Starkey&Brown are delighted to offer for sale this unique and substantial period residence, known as Elm House in the very heart of the popular village of Metheringham. Offering an abundance of living space, character and impressive grounds, this is a rare opportunity to purchase a distinctive village home occupying a particularly convenient central position. The property offers generous proportions throughout, with a versatile layout ideal for family living and entertaining. The property is entered via a welcoming entrance hall, providing access to the principal reception rooms. Both the lounge and separate dining room are positioned towards the front aspect and benefit from attractive bay windows, adding to the character and appeal of the home. There is also a separate study, ideal for those working from home, together with a generous kitchen offering ample storage and preparation space, complemented by a separate pantry and a useful ground-floor WC. There is also a useful cellar, offering additional storage space. To the first floor are four exceptionally generous bedrooms, including a double bedroom which benefits from its own en-suite shower room. The remaining bedrooms offer excellent proportions and flexibility for family members or visiting guests. The family bathroom is fitted with a traditional suite, comprising a freestanding bath, corner shower cubicle and wash basin, while a separate WC with wash basin provides further convenience. Externally, the property continues to impress with its substantial grounds. To the front is a generous garden, together with access to the double garage, which benefits from electric roller doors and a driveway providing off-road parking. To the rear is a particularly impressive garden, predominantly laid to lawn and providing an excellent outdoor setting with plenty of room for family activities, entertaining and enjoying the surroundings. Metheringham is a thriving and well-serviced Lincolnshire village, with Elm House enjoying a particularly desirable central position within the heart of the community. The village offers an excellent range of everyday amenities, including local shops, supermarkets, a post office, pharmacy, medical practice, primary school and restaurants. Metheringham railway station provides convenient connections towards Lincoln, Sleaford and beyond, making the village particularly appealing for commuters. There are also attractive walks and open countryside nearby, while Lincoln city centre is within convenient reach for a wider selection of shopping, leisure and entertainment facilities. Council tax band: F. Freehold.





Entrance Hall
Having a staircase to the first floor, a radiator, and access to the cellar. Further access to:

Lounge
14' 11" plus box bay x 13' 8" (4.54m x 4.16m)
Having a uPVC double-glazed box bay window to the front to the front aspect, carpeted, a radiator, a feature fireplace and a coved ceiling. Further double-glazed window to the side aspect.

Dining Room
15' 1" plus box bay x 13' 6" (4.59m x 4.11m)
Having a box-bay window to the front aspect, a further double-glazed window to the side aspect, carpeted, a radiator, and a coved ceiling.

Kitchen
15' 9" x 13' 2" (4.80m x 4.01m)
Having a range of matching wall and base units with countertops, Rangemaster cooker, a stainless steel sink with mixer tap, a feature stone wall, tiled flooring, a double-glazed window to the rear aspect, and a radiator. Access to:

Study
9' 5" x 7' 1" (2.87m x 2.16m)
Having a double-glazed window to the side aspect, a uPVC door leading to the rear, carpeted, and a radiator.

Rear Lobby
Having a uPVC door to the rear aspect, a radiator, and tiled flooring. Access to:

Pantry
7' 0" x 6' 10" (2.13m x 2.08m)
Space and plumbing for appliances, fitted shelving, and a double-glazed window to the side aspect.

WC
Having a low-level WC, a wash hand basin, and a frosted double-glazed window to the side aspect.

Cellar
With power and electricity.

First Floor Landing
Spiral staircase and access to the bedrooms.

Bedroom 1
15' 4" x 13' 1" (4.67m x 3.98m)
Having a double-glazed window to the front aspect, carpeted, and a radiator. Access to:

En-Suite
8' 0" x 7' 0" (2.44m x 2.13m)
Three-piece suite comprising a walk-in shower cubicle, low-level WC, a wash hand vanity unit with storage, laminate flooring, LED lighting, chrome radiator, and a double-glazed frosted window to the side aspect.

Bedroom 2
15' 5" including wardrobe x 13' 4" (4.70m x 4.06m)
Having a double-glazed window to the front aspect, carpeted, a radiator, and four built-in wardrobe units.

Bedroom 3
15' 4" x 13' 3" (4.67m x 4.04m)
Having a double-glazed window to the rear and side aspects, carpeted, and a radiator.

Bedroom 4
10' 9" including bay x 6' 3" including bay (3.27m x 1.90m)
Having a full-length bay window to the front aspect, carpeted, and a radiator.

Bathroom
8' 4" x 7' 6" (2.54m x 2.28m)
Three-piece suite comprising a freestanding bath, a low-level WC, a walk-in shower cubicle, two frosted double-glazed windows to the rear aspect, tiled flooring, LED lighting, and a cast-iron fireplace.

Separate WC
Having a low-level WC, wash hand vanity basin with under storage, additional storage cupboard, and laminate flooring.

Outside Front
Gated access with hedged borders, a path leading to the front door, lawned areas, and access to the side. Access to:

Double Garage
Having electric roller shutter doors, power, and electrics. Driveway with parking for multiple vehicles.

Outside Rear
Fenced surround, mostly laid to lawn with a concrete seating area, a timber-built shed and an outside tap.





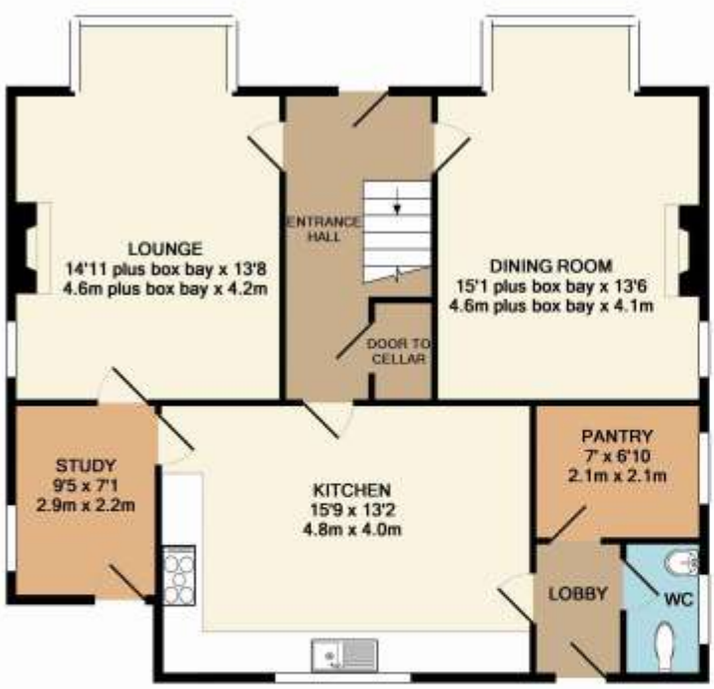




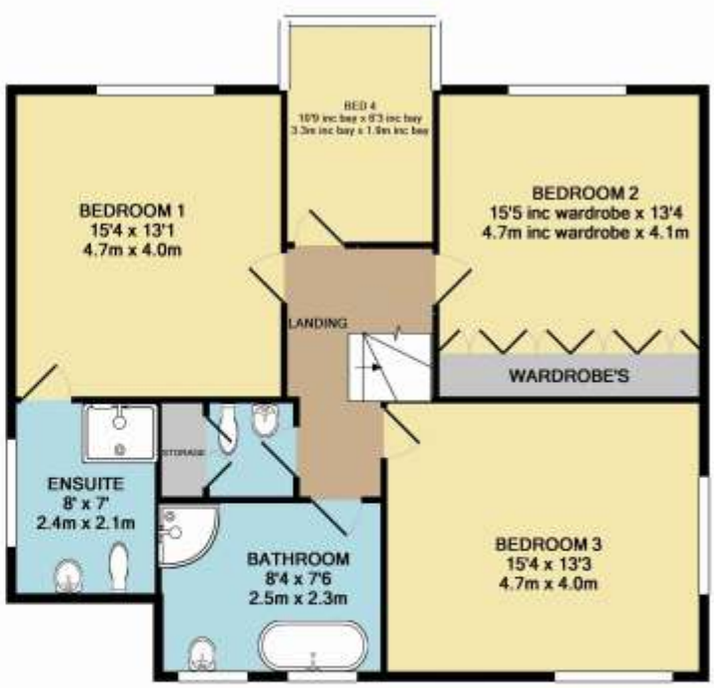






GROUND FLOOR
APPROX. FLOOR
AREA 958 SQ.FT.
(89.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 932 SQ.FT.
(86.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1890 SQ.FT. (175.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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