



**Hope Fields, Dunston Road, Metherringham, Lincoln, LN4 3ED**



**welcome to**

**Hope Fields Dunston Road, Metheringham Lincoln**

THE ASH \*\*\* FIRST HOME \*\*\*

**\*\*CALL US NOW TO ARRANGE AN APPOINTMENT FOR THIS FIRST TIME BUYER OPPURTUNITY NOT TO BE MISSED\*\***



This exclusive gated development of 3, 4 and 5 bedroom brand new family homes is situated on a private road within the well serviced and sought after village of Metherringham, enjoying local access to a wide range of amenities including shops, various eateries, public houses, an outdoor swimming pool, a train station and sports clubs as well as transport links and schooling. Finished to a high specification, each of these stunning homes benefits from solar panels with battery back up, air source heat pumps, an EV charging point, an outdoor tap and an outdoor socket.

This three bedroom semi-detached home enjoys driveway parking and an enclosed rear garden with a patio area ideal for seating and entertaining. The generous internal accommodation features a light and airy kitchen/dining area with patio doors to the rear and integral appliances; a separate lounge providing additional living space; Utility space & W.C; three bedrooms and a family bathroom.

This property is being offered as a "First Home" - Buyers must meet a set of criteria, must be a first time buyer and will need to be approved.

**Entrance Hallway**

**Lounge**

**W.C**

**Kitchen Diner**

**Utility Space**

**Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**Exterior**



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welcome to

## Hope Fields Dunston Road, Metheringham Lincoln

- THE ASH, HOPE FIELDS, METHERINGHAM
- THREE BED SEMI DETACHED HOUSE WITH DRIVEWAY IN PRIVATE GATED DEVELOPMENT
- "FIRST HOME" - CONDIITONS APPLY - PLEASE CALL 01522 534771 TO BOOK YOUR APPOINTMENT TO DISCUSS THIS AMAZING OPPURTUNITY - 40% BELOW MARKET VALUE
- KITCHEN WITH INTEGRATED APPLIANCES, W.C, UTILITY & SEPERATE LOUNGE
- THREE BEDROOMS & FAMILY BATHROOM WITH HEATED TOWEL RAIL

Tenure: Freehold EPC Rating: Exempt



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LCR122979 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



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