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**THE NEW  
HOMES  
AGENT**



**7a Station Road, Lincoln, LN4 3HR**

**Offers over £395,000**

*Due for completion in September 2022, we're pleased to market this individual, small development in Metherringham consisting of just two newly built detached bungalows, both with detached single garages and tucked away down a private access road.*

*Plot A offers spacious open plan living with a contemporary kitchen/dining/living space equipped with all the mod cons. Buyers can expect a modern shaker style kitchen with integrated appliances and a large centre island with space for seating as well as triple aluminium bifold doors that open out onto the enclosed rear garden. The plot benefits from three bedrooms with the master hosting fitted wardrobes and a three piece ensuite bathroom. The family bathroom features both free standing bath and separate shower and benefits from tiled wet areas to customer choice at this early stage of construction.*

*Outside, both of the plots benefit from generous parking with block paved driveways to the front, accessed via a newly constructed gravelled private access road. Both garage doors benefit from electric doors and all lawned areas will be turfed before move in. A sizeable patio area will be constructed in front of the bifold doors for summer enjoyment.*

*Both internally and externally the plots have a high specification, read on for further details.*

## Specification

### External:

- Cream UPVC Sash Windows
- Black Aluminium Bifold Doors
- Composite Oak Style Front Door and Electric Garage Door
- Graveled Access Road with Individual Block Paved Driveways
- Outside Lighting with Up and Down Lighters to Front and Lighting to Rear
- Sandstone Patio to Rear with Turfed Garden
- Fully Enclosed Rear Boundaries with New Boundary Fencing
- Outside Tap
- Outside Socket to Accommodate Car Charging

### Internal

- Oak Internal Doors with Chrome Furniture
- Mix of Recessed Spot Lights and Pendant Lighting Dependent on Room
- All Floor Coverings Included- LVT Throughout
- Underfloor Heating Throughout with Air Source Heat Pump
- Grey Shaker Style Kitchens with Integrated Appliances
- Tiled Wet Areas to Bathrooms and Ensuite
- Contemporary Sanitaryware

**Kitchen/Diner/Lounge 34'0" x 16'0"**  
**(10.37m x 4.90m )**

**Bedroom 1 14'5" x 14'1" (4.40m x 4.30m)**

### Ensuite

**Bedroom 2 14'4" x 10'0" (4.39m x 3.07m )**

**Bedroom 3 14'9" x 8'3" (4.51m x 2.54m )**

### Family Bathroom

**Garage 9'8" x 20'5" (2.96m x 6.24m)**

## Agents Notes

Council Tax Band: TBC

Heating: Air Source Heat Pump

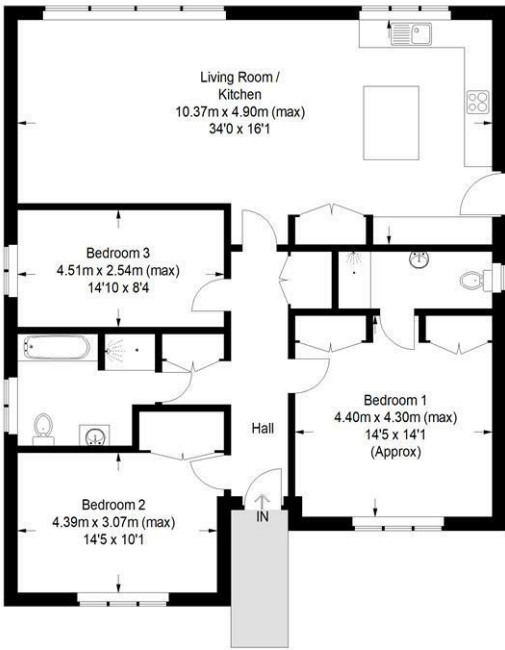
Sewerage: Mains Sewerage

Roads: Unadopted - Private Road

Build Completion: September 2022

Floor Plan

Plot A, Station Road, Metherringham

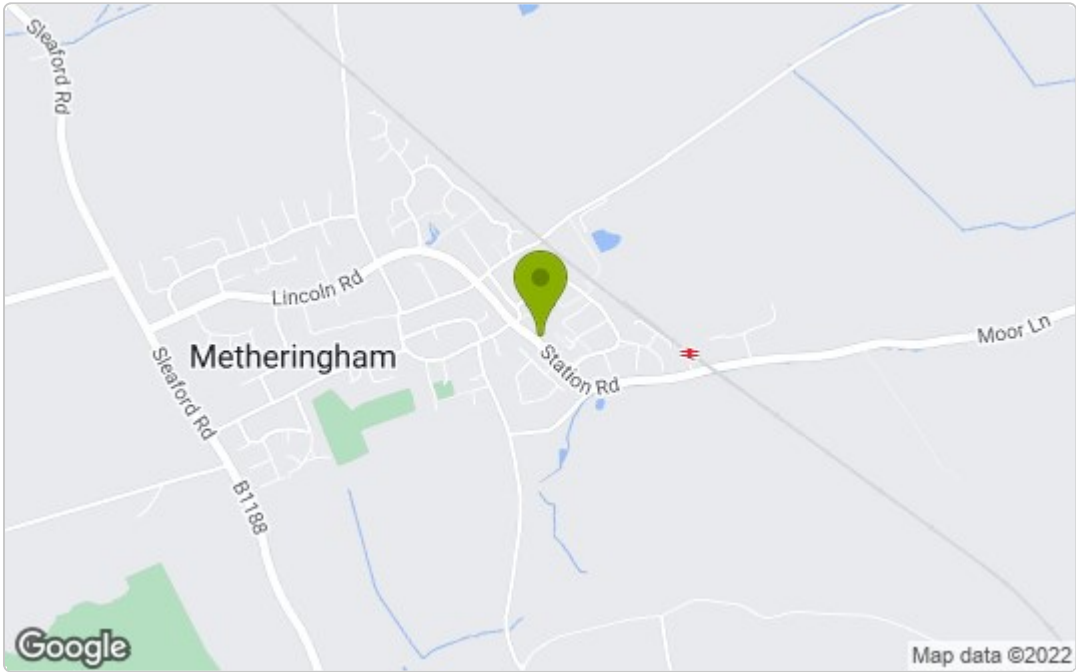


Ground Floor

Approximate Gross Internal Area = 119 sq m / 1281 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. (ID 877950)

Area Map



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a moving experience

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Energy Efficiency Graph

