



31 Paddock Lane
Metheringham, Lincoln, Lincolnshire, LN4 3YG

£230,000

3 Bedroom Semi-Detached House

- Freehold
- Extended Semi Detached House
- 3 Bedrooms
- Modern Kitchen
- Downstairs WC
- Open Plan Living Area
- Driveway & Garage
- Highly Sought After Village Location
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 31 Paddock Lane, Metherringham, Lincoln, Lincolnshire, LN4 3YG](#)



Overview

Pygott and Crone are pleased to present this deceptively spacious three bedroom home, ideally located in the highly sought-after village of Metherringham. The village offers a variety of local amenities and provides excellent transport links to both Lincoln and Sleaford.

The accommodation comprises an entrance porch leading into a generous open-plan living space, featuring a comfortable lounge and a dedicated dining area with direct access to the rear garden. The modern kitchen is well-appointed with a breakfast bar, ample storage, a range-style oven and hob, and space for a fridge freezer. Additional ground floor features include a cloakroom/WC and internal access to the garage.



Upstairs, the property offers a family bathroom with a shower over the bath, two well-proportioned double bedrooms, both with built-in storage, and a third single bedroom, also featuring built-in storage and an airing cupboard.

Externally, the property benefits from a front garden, a private driveway, and an integral garage. The enclosed rear garden is ideal for outdoor living, complete with a lawned area, decking, patio, and a charming summer house.

Situated in the heart of Metherringham, the home is within easy reach of a wide range of amenities including reputable primary and secondary schools, supermarkets, cafes, pubs, a train station, and regular bus services.





Paddock Lane, Metherringham, Lincoln, LN4

Approximate Area = 993 sq ft / 92.2 sq m

Garage = 145 sq ft / 13.5 sq m

Total = 1138 sq ft / 105.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Pygott & Crone. REF: 1371675



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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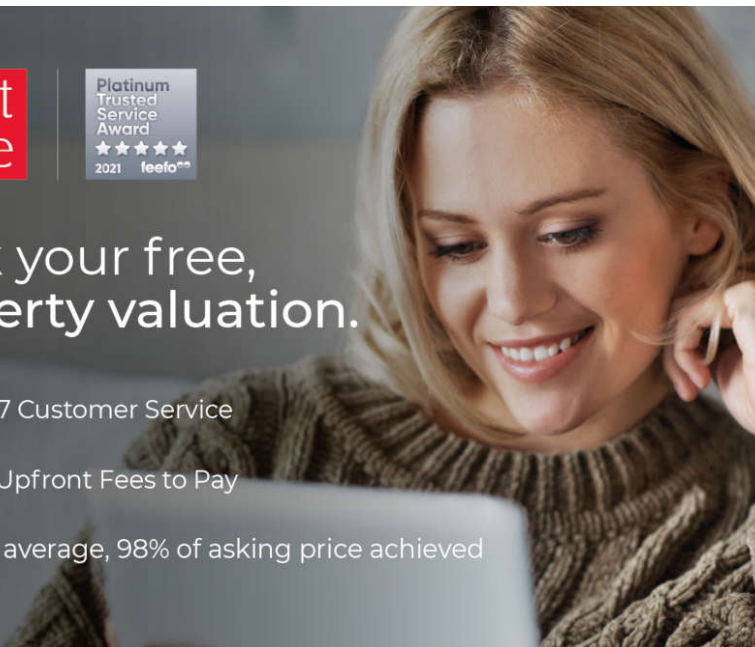
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