


Pygott & Crone

# 7 Dunston Road

Metheringham, Lincoln, Lincolnshire, LN4 3ED

Guide Price

£155,000

# 3 Bedroom Detached Bungalow

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- Detached bungalow
- Three bedrooms
- Fantastic non-estate position
- Driveway parking and detached garage
- Highly sought after village location
- No onward chain
- EPC Rating - D, Council Tax Band - B

Click here to access the Energy Performance Certificate for 7 Dunston Road, Metheringham, Lincoln, Lincolnshire, LN4 3ED





# Overview

Modern Method Of Auction - T & C's Apply

Situated in a non-estate position within the popular village of Metheringham, this three bedroom detached bungalow offers an exciting opportunity for buyers looking to create their ideal home.

The property offers well-proportioned accommodation comprising an entrance hall, kitchen, lounge, three bedrooms, bathroom and conservatory. Whilst the bungalow is in need of refurbishment throughout, it offers excellent potential for improvement and modernisation, allowing a purchaser to put their own stamp on the property.





Externally, the property benefits from an attractive and generous frontage, ample driveway parking and a detached garage. To the rear is an easy-maintenance garden, providing a pleasant outdoor space.

Metheringham is a popular and well-served village, offering a range of local amenities including shops, schools, pubs and everyday facilities. The village also benefits from a railway station providing links to Lincoln and beyond, whilst the city of Lincoln is within easy commuting distance.

An excellent opportunity to acquire a detached bungalow with plenty of scope and potential, in a desirable village location.









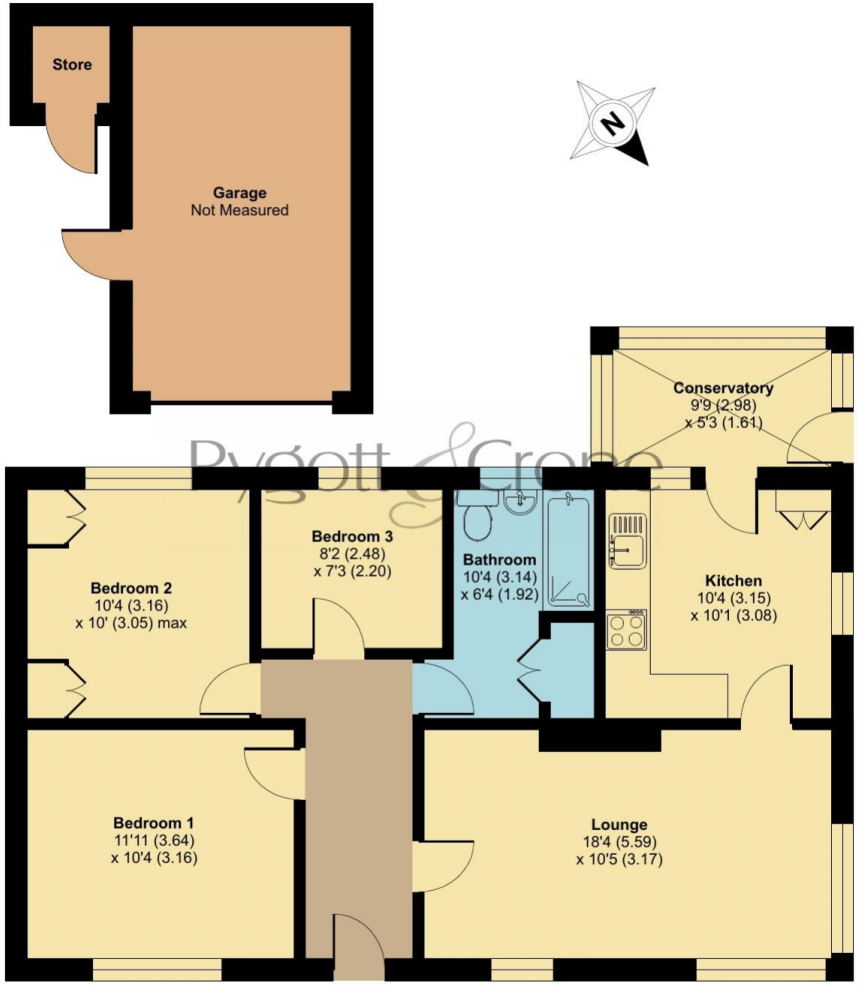




# Dunston Road, Lincoln, LN4

Approximate Area = 829 sq ft / 77 sq m (excludes unmeasured garage / store)

For identification only - Not to scale




GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Pygott & Crone. REF: 1543184



BUYING CONDITIONS
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall

# Location




Show on Google: schools, doctors, supermarkets, restaurants, railway stations

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We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.


Tommy Luff
Mortgage Adviser
0330 912 0007


Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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Pygott & Crone

**7 Dunston Road, Metheringham**
is on the market with our Lincoln branch

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