

DRAFT

***FEN ROAD,
TIMBERLAND, LN4 3SD***



£170,000

Located within this non estate position close to the centre of this particularly popular village, convenient for Lincoln, Sleaford and Boston, an immaculate Two Bedroom End Terrace House with Gardens and Parking. The house provides good size accommodation and benefits from Double Glazing and Electric Heating. The full accommodation comprises Entrance Porch, 13'9 Kitchen with built-in appliances, 17' Lounge, Two Bedrooms and Bathroom. The property has a drive and superb garden to the front with a Summer House and Shed. Early viewing is highly recommended.

Location:

Timberland is a popular village located between Sleaford and Lincoln which has a Post Office, store and pub. Further amenities can be found in the larger village of Metheringham which has amenities to cater for most day to day needs.

Directions:

Travelling from Sleaford on the A153 road, at the Speedway Corner roundabout, continue straight ahead towards the village of Ruskington. Continue through the village on the B1188 passing Dorrington and Digby and turn right at the next village of Scopwick. Continue through the village of Kirkby Green and at the crossroads proceed straight ahead into Timberland. Follow the road, passing the pub and turn right and left into West Street, Bear right into Church Lane and turn left into Fen Road where the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Porch with further double glazed door to the:

Kitchen: 4.19m (13'9") x 2.21m (7'3")

Having wall and base units, worktop, bow window, enamel inset sink with monobloc tap, ceramic hob, eye level double oven, integral fridge freezer, chrome towel radiator, plumbing for washing machine and ceiling downlighters.

Lounge: 4.19m (13'9") x 3.58m (11'9") with an arch to the further Lounge Area 4.19m (13'9") x 1.60m (5'3")

Having French doors, electric heater and two alcoves.

Stairs provide access to the **First Floor Landing** having loft access and walk-in store cupboard.

Bedroom 1: 4.19m (13'9") x 3.58m (11'9")

Having electric heater and coved ceiling.

Bedroom 2: 3.15m (10'4") x 2.21m (7'3")

Having electric heater and coved ceiling.

Bathroom:

Being half tiled and having bath, low level w.c, pedestal hand washbasin, built-in cupboard and electric heater.

Outside:

The gardens are located to the front of the property and have steps to the raised garden area with well stocked borders, a patio adjacent to the joint **Summer House and Shed** and a path providing access to the **Drive** to the rear. Adjacent to the property are gravelled seating areas.

Agent's Note:

There is a pedestrian right of way across the garden for the neighbours.



Kitchen



Lounge



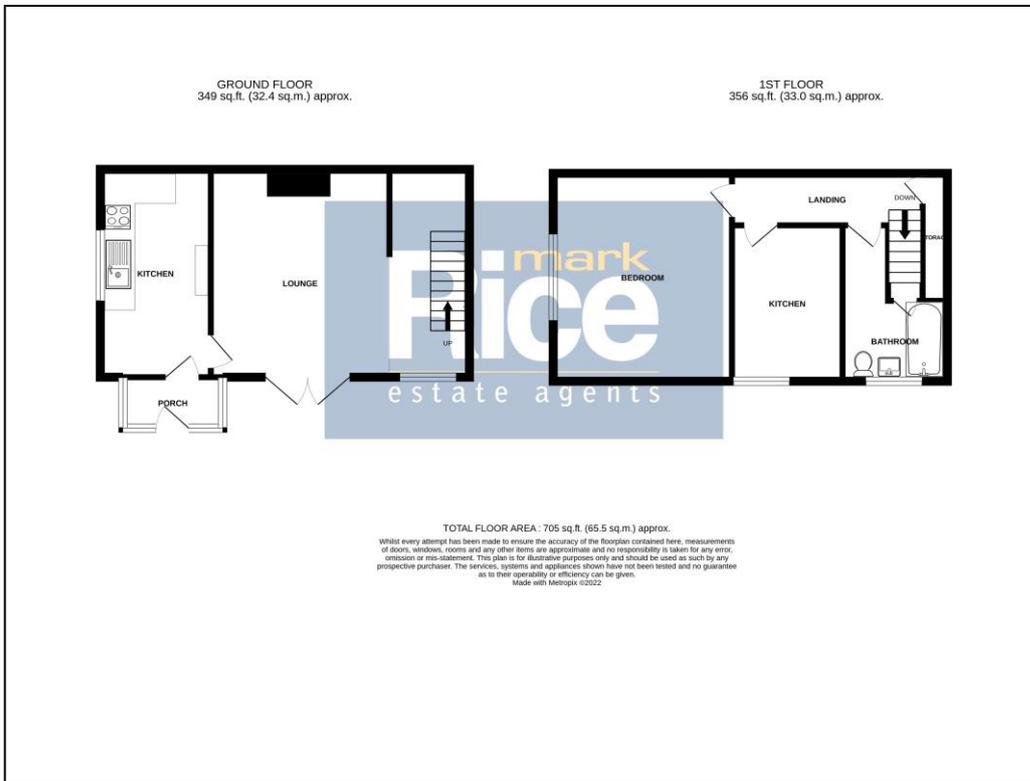
Further Aspect



Bedroom 1



Bathroom



Garden



Further Aspect



Summer House/Shed



Drive

Agents Note:

These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings:

Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003:

We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 21/6/22

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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