



21 Church Lane
Timberland, Lincoln, Lincolnshire LN4 3SB

£179,950

BELL



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Lincoln – 14 miles
Grantham – 26 miles
Boston – 20 miles
Woodhall Spa – 6 miles

(Distances are approximate)

Situated within the pretty village of Timberland with its traditional public house and appealing countryside walks, this two bedroom semi-detached house provides two reception rooms and conservatory. Outside the property has off street parking, garage and enclosed rear garden. The nearby village of Woodhall Spa with its shopping, social and education facilities and Metheringham with train connection to Lincoln and Peterborough are both a short drive away.

Accommodation

Entrance into the property is gained through a timber door leading into:

Entrance Lobby

With shelving to one side, cloak hooks, wood effect flooring, power points, telephone point and timber door to:

Living Room 17' 5" x 11' 4" (5.30m x 3.45m) inclusive of staircase

With front aspect and having open tread staircase to the first floor and having coved ceiling, radiator, power points, television point and archway to:

Dining Room 10' 4" x 7' 6" (3.15m x 2.28m)

With coved ceiling, radiator, power points, door to kitchen and timber glazed double door to:





Conservatory 9' 2" x 9' 1" (2.79m x 2.77m)

Overlooking the rear garden and having radiator, wood effect flooring, power points and timber glazed double doors to the rear garden.

Kitchen 10' 5" x 9' 4" (3.17m x 2.84m)

Overlooking the rear garden and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a four-ring electric hob, electric oven, wall mounted cupboards above and filter hood over the hob. There is a radiator, power points and timber glazed door to:

Side Porch

With timber door to the front of the property and is open to the rear garden.

First Floor

Landing

With a side aspect and having built-in airing cupboard, access to roof space and door to:

Bedroom 1 14' 0" x 10' 6" (4.26m x 3.20m)

With double aspect from the front and having a range of full height fitted wardrobes with sliding mirrored doors, radiator and power points.

Bedroom 2 10' 7" x 7' 4" (3.22m x 2.23m)

Overlooking the rear garden and having radiator and power points.

Bathroom

Being fully wall tiled and having a suite comprising panelled bath with shower over, 'bowl' wash hand basin and a low-level WC. There is tiled flooring and a heated towel rail.

Outside

The property is approached over a driveway providing off street parking and leads to **Garage**, with up and over door. The remaining front garden is laid to gravel with decorative shrubs to borders. The enclosed rear garden is predominantly laid to lawn with shrubs to borders, paved patio and timber garden shed.



Further Information

Mains electric, water and drainage. Oil fired central heating. Double glazing.

Local Authority: East Lindsey District Council, Tedder Hall, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111

DISTRICT COUNCIL TAX BAND = B

EPC RATING = D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office.

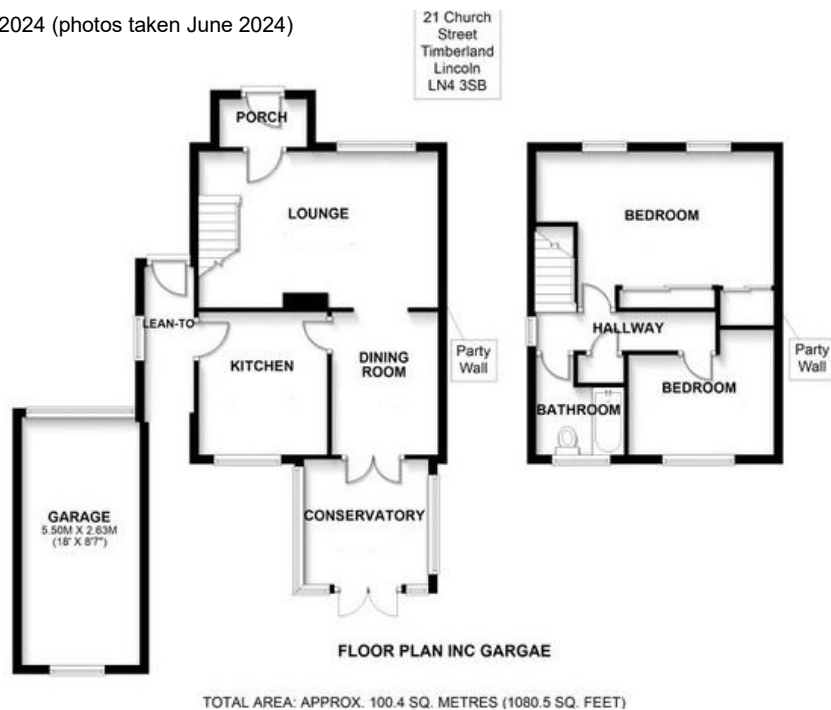
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