



31 Church Lane
Timberland, Lincoln, Lincolnshire LN4 3SB

£149,950
NO ONWARD CHAIN

BELL



31 Church Lane

Timberland, Lincoln, Lincolnshire LN4 3SB

Lincoln – 14 miles

Grantham – 26 miles with East Coast rail link to London

Boston – 21 miles

(Distances are approximate)

A two-bedroom mid terraced property pleasantly situated within the pretty village of Timberland. Internally the property benefits from living room and kitchen diner with patio doors to the rear garden. The village has a good community feel with a traditional public house, active village hall and many attractive countryside walks. The inland resort of Woodhall Spa and the historic city of Lincoln are both a short drive away.

Accommodation

Entrance into the property is gained through a uPVC door into:

Living Room 12' 0" x 11' 1" (3.65m x 3.38m)

With front aspect and having balustrade staircase to first floor, radiator, power points and door to:

Kitchen Diner 15' 3" x 14' 7" (4.64m x 4.44m)

Overlooking the rear garden through uPVC patio doors and having a range of fitted units comprising one and a half stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a four-ring electric hob over electric oven and wall mounted cupboards above. There is a radiator and ample power points.





First Floor

Landing

With power points and door to:

Bedroom 1 11' 4" (3.45m) *narrowing to* 8' 3" x 8' 5" (2.51m x 2.56m)

Overlooking the rear garden and having radiator and power points.

Bedroom 2 8' 10" x 8' 3" (2.69m x 2.51m)

With front aspect and having built-in wardrobe, radiator and power points.

Bathroom

With a white suite comprising paneled bath with shower over, pedestal wash hand basin and a low-level. There is a radiator, extractor fan and wood effect flooring.

Outside

The rear garden is approached via the side of number 29 and is predominantly laid to lawn having a wide variety of decorative shrubs to borders and paved patio area off the kitchen diner.

North Kesteven District Council – Tax band: A

EPC Rating: E

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.

19 Station Road, Woodhall Spa. LN10 6QL.

Tel: 01526 353333

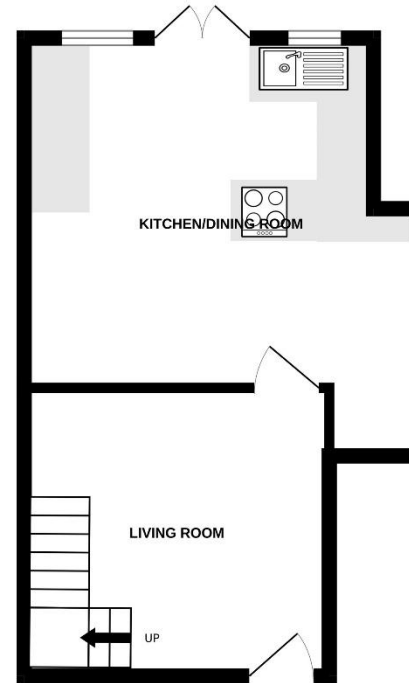
Email: woodhallspa@robert-bell.org.

Website: <http://www.robert-bell.org>

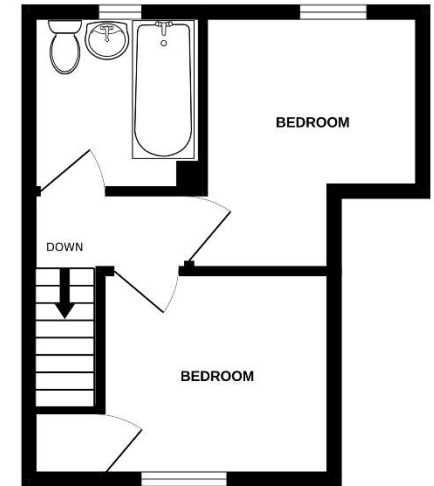
Brochure prepared 08.04.2026



GROUND FLOOR
335 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Email: woodhallspa@robert-bell.org

www.robert-bell.org

