

***STATION ROAD,
TIMBERLAND, LN4 3SA***



REAR ASPECT

£180,000

A well presented Two Bedroom Semi Detached Cottage located close to the village's amenities and offering Off Road Parking. The property has been well maintained by the current owner and benefits from Oil Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Two Good Sized Bedrooms and Family Bathroom. The two reception rooms are well proportioned with a multi-fuel burner in the lounge and understairs store cupboard and utility cupboard off the dining room, whilst outside there is a partially enclosed rear garden with decked area and parking for two vehicles. This property would make an ideal first time or investment purchase and early viewing is 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 mini roundabout continue towards the village of Ruskington. Proceed through the villages of Ruskington, Dorrington and Digby and upon entering the village of Scopwick, take the second turning on the right into Main Street and continue towards Timberland. At the crossroads, proceed straight ahead into the village 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:

Conservatory: 1.45m (4'9") x 1.30m (4'3")

With timber door providing access to the:

Kitchen: 3.28m (10'9") x 1.85m (6'1")

Having a range of matching wall and base units with wooden worktop over, inset Belfast sink with monobloc tap, inset electric oven with four ring electric hob over, and stainless steel cooker hood, space for under counter freezer, space for small fridge freezer and radiator.

Dining Room: 3.61m (11'10") x 3.30m (10'10")

Having store cupboard, further understairs store cupboard, radiator and an arch providing access to the Lounge. Within the store cupboard is the Utility Cupboard with space and plumbing for washing machine and extractor fan.

Lounge: 3.76m (12'4") x 3.56m (11'8")

Having feature fireplace with inset multi fuel burner, two wall light points and smoke alarm.

Entrance Hall:

Having radiator and stairs providing access to the First Floor Landing having radiator, smoke alarm and loft access.

Bedroom 1: 3.78m (12'5") x 3.71m (12'2")

Having over stairs store cupboard currently used as the wardrobe, and radiator.

Bedroom 2: 3.71m (12'2") x 2.54m (8'4")

Having radiator.

Bathroom:

Having close coupled w.c, bowl style hand washbasin with mixer tap, corner bath with mixer tap and mains feds shower attachment, separate shower cubicle with electric shower, tiled splashbacks, extractor fan and chrome towel radiator.



Kitchen



Dining Room



Lounge



Further Aspect

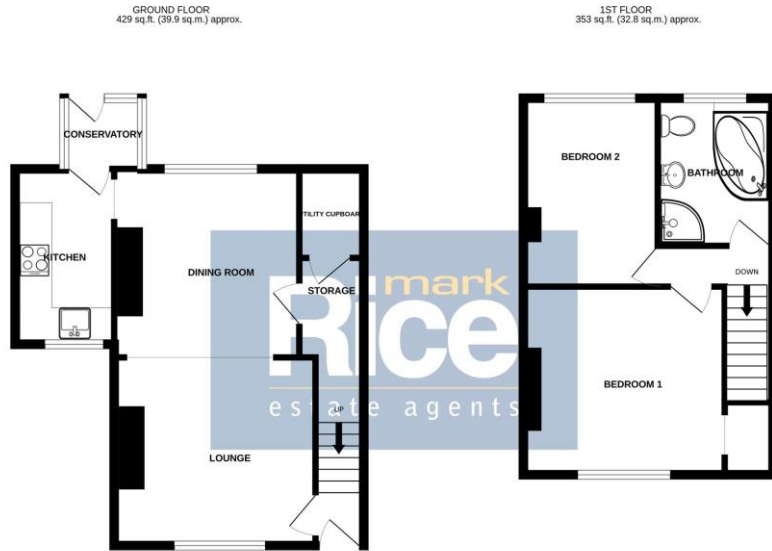


Bedroom 1

Outside:

A drive provides **Off Road Parking** for two vehicles and there is a timber shed for storage. The **Rear Garden** is laid predominantly to lawn, partially enclosed by timber fencing and has a decking area. A concrete path leads to the front of the property to the garden which is laid to gravel for ease of maintenance

Council Tax Band A.



TOTAL FLOOR AREA: 782 sq.ft. (72.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing dimensional levels, 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 for each 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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Bedroom 2



Bathroom



Rear Garden



Parking Area

Agent's 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

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**