



Fen Road, Timberland Lincoln LN4 3SD

welcome to

Fen Road, Timberland Lincoln

The property comprises a large entrance hall, open plan spacious kitchen living space, modern kitchen, utility room, master bedroom with en-suite, two further bedrooms, second shower room, ample off road parking via block paved driveway and beautifully maintained private rear garden.



A fantastic opportunity to purchase a wonderful three bedroom detached bungalow situated in the peaceful village of Timberland which is located 14 miles from the city of Lincoln and only 6 miles from the popular village of Woodhall Spa. The bungalow is less than 5 years old. All the fixtures and fittings throughout are modern and state of the art. One of the largest selling points it offers is the beautiful open plan living space, boasting two sets of bi-fold doors opening out to the rear garden giving a really large sense of space. Viewing is highly advised to appreciate the full extent of this particular property.

AGENTS NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Kitchen

14' 11" x 14' (4.55m x 4.27m)

Living Space

32' 1" x 24' (9.78m x 7.32m)

Utility Room

10' 3" x 5' 5" (3.12m x 1.65m)

Bedroom One

17' 3" max x 11' 5" (5.26m max x 3.48m)

En-Suite

Bedroom Two

10' 8" x 9' 6" (3.25m x 2.90m)

Bedroom Three

9' 7" x 7' 8" (2.92m x 2.34m)

Second Shower Room

Front Exterior

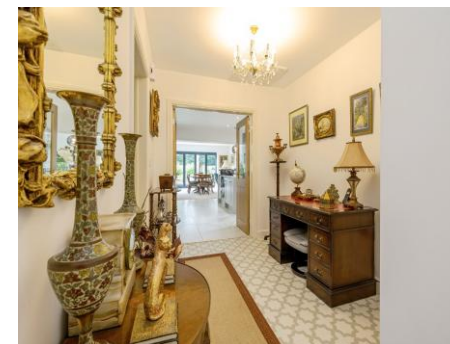
Garage

20' 9" x 11' 2" (6.32m x 3.40m)

Shed

15' 3" x 3' 11" (4.65m x 1.19m)

Rear Garden



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- VIEWING IS HIGHLY ADVISED
- NESTLED WITHIN THE PEACEFUL VILLAGE OF TIMBERLAND
- AMPLE OFF ROAD PARKING VIA BLOCK PAVED DRIVEWAY & INTEGRAL GARAGE
- IMMACULATELY PRESENTED INTERNALLY & EXTERNALLY
- IMPRESSIVE OPEN PLAN KITCHEN/LIVING SPACE

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR122864



Property Ref:
LCR122864 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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