

***FOSTER CLOSE  
TIMBERLAND LN4 3SE***



***New Price £485,000***

*A rare opportunity to purchase a large Four Bedroom Detached Family House located within this popular village, in a cul-de-sac setting, and with the further advantage of a Residential Building Plot to the side with a planning application submitted for a Three Bedroom Detached Bungalow. The house has the advantage of No Forward Chain and offers much larger than average accommodation, with a particularly private South Facing Garden, Two Large Detached Garages, Double Glazing and Oil Central Heating. The building plot is currently part of the garden to the main property and is located within a lovely tucked away position occupying a corner plot. The accommodation to the main house comprises Porch, Reception Hall, Cloakroom, 18'1 x 10'7 Dining Kitchen, 23'9 Lounge, Separate Dining Room, Conservatory, Utility Room, Four Double Bedrooms, Family Bathroom with four piece suite and En-Suite to the master bedroom. There is a block paved drive to the front which in turn approaches the Two Large Garages, 6.71m (22'0") x 3.66m (12'0") and (17'6") x 3.78m (12'5"), and the adjoining plot is currently laid to lawn and has vehicular access to the side. Early viewing is highly recommended.*

**Location:**

*Timberland is a popular village located between Sleaford and Lincoln which has a pub and further amenities can be found in the larger village of Metherringham 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 Ruskington, Dorrington and Digby and at the village of Scopwick, turn right and proceed towards Timberland. At the crossroads, continue straight ahead and enter the village and follow the road as it bears to the right and bear right again and then left into West Street. Turn left into Martin Road and right again into Foster Close and the property is located on the right hand side as indicated by our 'For Sale' board.*

*Sliding patio doors provide access to the **Porch 2.34m (7'8") x 0.71m (2'4")** having further door to the **Reception Hall** having built-in cupboard, wall light point and double radiator.*



**Cloakroom:**

*Having low level w.c, vanity hand washbasin with mixer tap, tiled floor, tiled splashbacks and radiator.*



**Lounge: 7.24m (23'9") x 4.42m (14'6")**

*Having fireplace, three wall light points, two double radiators, French doors to the:*



**Dining Room: 3.71m (12'2") x 3.28m (10'9")**

*Having radiator and two wall light points. French doors provide access to the:*



***Conservatory: 3.20m (10'6") x 2.84m (9'4")***

*Having tiled floor, French doors and personal door to the garden.*



***Kitchen: 5.51m (18'1") max x 3.23m (10'7")***

*Having wall and base units, worktop, inset electric hob, eye level double oven, cooker hood, plumbing for dishwasher, 1½ bowl single drainer sink with monobloc tap, wine rack, tiled splashbacks and tiled floor.*



***Utility Room: 3.51m (11'6") x 1.83m (6'0")***

*Having double glazed rear entrance door, tiled floor, plumbing for washing machine, free standing oil boiler and door to garage.*



*Stairs from the Reception Hall provide access to the **First Floor Galleried Landing 4.27m (14'0") x 3.35m***

*(11'0") having airing cupboard.*



**Bedroom 1: 3.76m (12'4") x 3.68m (12'1")**  
*Having built-in double wardrobe and radiator.*



**En-Suite:**

*Having low level w.c, vanity hand washbasin, built-in cupboards, tiled splashbacks, separate shower with mains fed unit and radiator.*



**Bedroom 2: 4.39m (14'5") x 3.00m (9'10")**  
*Having built-in cupboard, radiator and loft access.*



**Bedroom 3: 3.23m (10'7") x 3.17m (10'5")**

*Having radiator.*



**Bedroom 4: 3.71m (12'2") x 3.17m (10'5") narrowing to 2.64m (8'8")**

*Having radiator.*



**Bathroom:**

*Having corner bath, low level w.c, hand washbasin with mixer tap, separate double shower cubicle with mains fed shower, tiled splashbacks, tiled floor and shaver point.*



**Outside:**

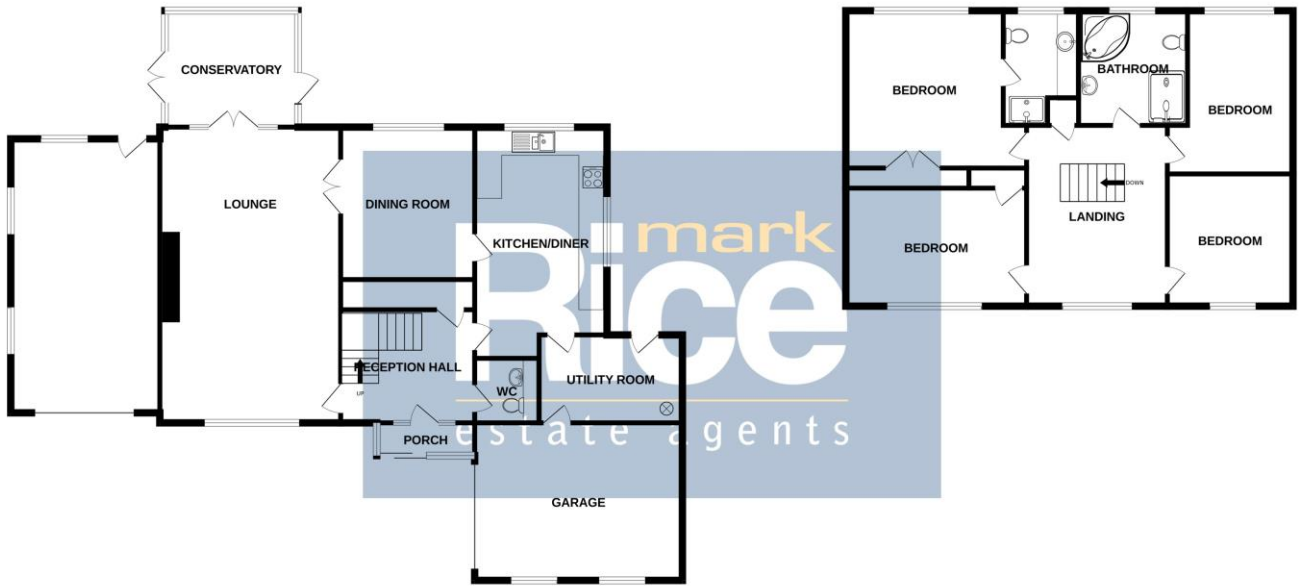
*The property has **Two Garages**, the main one to the side measuring **6.71m (22'0") x 3.66m (12'0")** having up and over door, personal door to the garden and light and power points. The second Garage is to the front of the property and measures **5.33m (17'6") x 3.78m (12'5")** and has up and over door, light and power points and door to the Utility Room.*

*The property has a block paved drive providing more than **Ample Parking** and approaches both the garages. The **Rear Garden** is predominantly South facing and comprises lawn, large patio area and borders.*



GROUND FLOOR  
1478 sq.ft. (137.3 sq.m.) approx.

1ST FLOOR  
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 2329 sq.ft. (216.4 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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*The Building Plot has vehicular access to the side of the property, however is currently laid to lawn with well stocked borders providing superb screening. A new boundary would need to be erected between the plot and the existing property.*

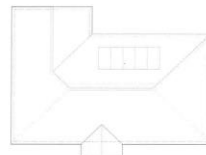


### Foster Close

Land Adjacent to Foster Close, Timberland, Lincolnshire  
GIA 104m2

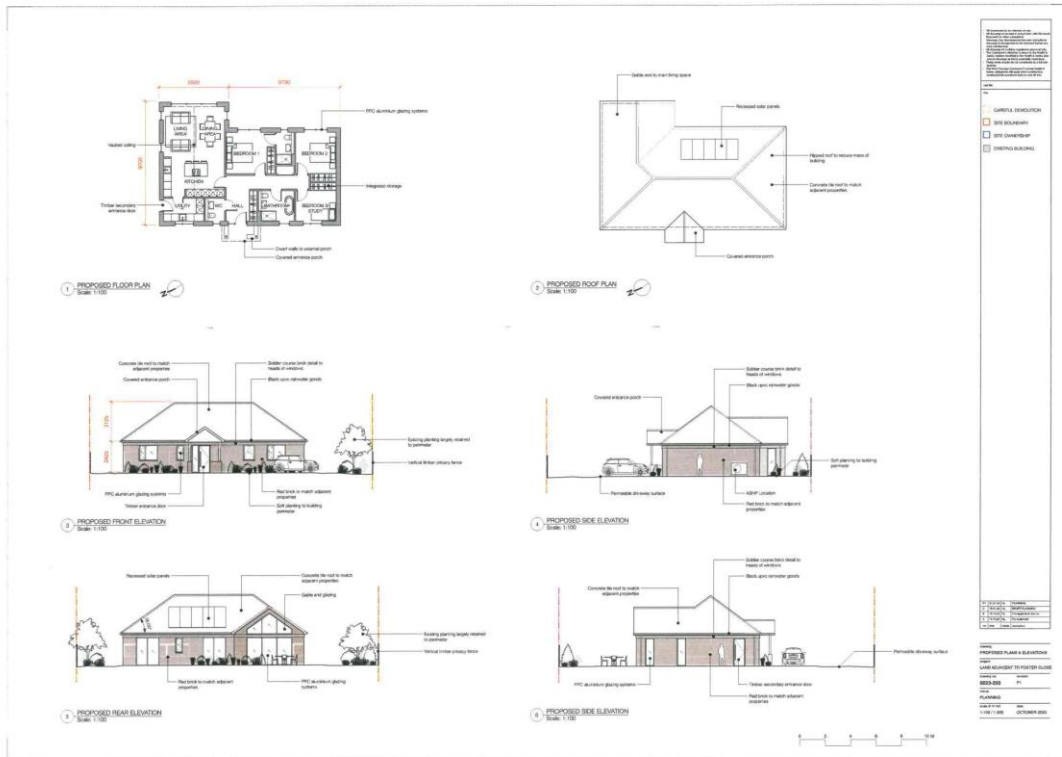
The proposed property is a single story, 3 bed home, situated within a corner plot with views of the surrounding paddocks from its wonderful mature garden.  
The plan contains an open plan living, dining and kitchen space, with 3 generous bedrooms, and is complemented by a covered entrance porch and secondary entrance into a dedicated utility area. The design includes high levels of insulation, high performance windows, solar panels and an air source heat pump to ensure a high level of efficiency.

Planning Decision Pending - Due end of March 2024

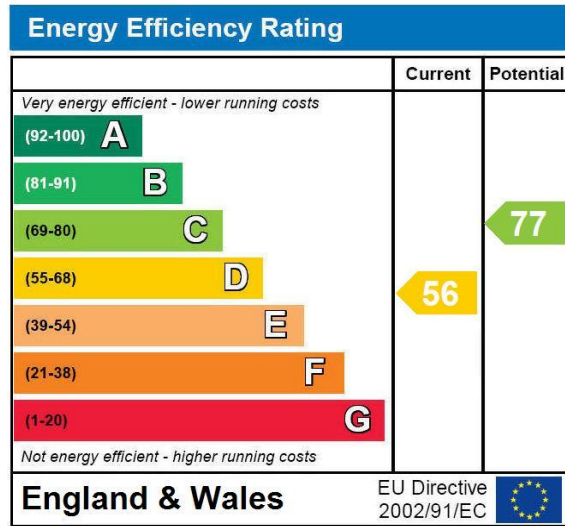




*Proposed Site Location*



*Proposed Elevation*



**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 26/02/22

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