

**DRAFT**

***TIMBERLAND ROAD,  
MARTIN, LN4 3QS***



**£435,000**

*A spacious Four Double Bedroom Detached Family Home located within this quiet and popular village, with Double Garage, South Facing Rear Garden and views over the Lincolnshire countryside. The property benefits from Oil Central Heating and Double Glazing and has accommodation comprising Entrance Hall, Ground Floor Cloakroom, Lounge with bay window, Dining Room, Study, Breakfast Kitchen and Utility Room, whilst to the first floor are Four Double Bedrooms with En-Suite to the master bedroom and Family Bathroom. Outside a drive provides Parking and leads to the double garage and the rear garden is fully enclosed and particularly private. To fully appreciate this property's tranquil setting, spacious accommodation available and superb gardens, viewing is strongly 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, proceed through the villages of Ruskington, Dorrington and Digby and upon entering Scopwick, take the first turning on the right into Main Street. Continue along this road through Kirkby Green to the crossroads and turn left. Take the next turning on the right and proceed into the village of Martin. Turn right again into Timberland Road and the property is located on the left hand side at the head of a shared drive.

**What three words: ORIGINALS MAGNETIC CHEERING**

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A covered storm porch leads to a double glazed entrance door providing access to the **Entrance Hall** having understairs store cupboard, coved ceiling, radiator and smoke alarm.

**Cloakroom:**

Having close coupled w.c, floating hand washbasin with pillar taps, tiled splashbacks, tiled floor, coved ceiling and radiator.

**Lounge: 4.65m (15'3") x 3.89m (12'9")**

Having LPG gas fire with surround, bay window, French doors to the rear garden, coved ceiling and radiator.



**Dining Room: 3.89m (12'9") x 2.97m (9'9")**

Having coved ceiling and radiator.



**Study: 2.97m (9'9") x 2.49m (8'2")**

Having coved ceiling and radiator.



**Breakfast Kitchen: 3.89m (12'9") x 3.78m (12'5")**

Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap, integrated electric oven, inset four ring electric hob with matching unit cooker hood over, space for fridge freezer, space and plumbing for washing machine, tiled splashbacks, tiled floor, ceiling downlighters, covered ceiling and radiator.



**Utility Room: 2.97m (9'9") x 1.55m (5'1")**

Having base units with worktop over, single drainer inset sink with pillar taps, space for tumble dryer, floor mounted oil central heating boiler, tiled splashbacks, coved ceiling, radiator, tiled floor and side entrance door.



Stairs from the hall provide access to the **First Floor Landing** having loft access, coved ceiling, smoke alarm and radiator.

**Bedroom 1: 4.62m (15'2") x 3.89m (12'9")**

Having coved ceiling and radiator.



**En-Suite:**

Having close coupled w.c, pedestal hand washbasin with pillar taps, shower cubicle with electric shower, tiled splashbacks, tiled floor, coved ceiling, extractor fan and radiator.



**Bedroom 2: 4.19m (13'9") x 3.00m (9'10")**

*Having coved ceiling, loft access and radiator.*



**Bedroom 3: 3.89m (12'9") x 3.07m (10'1")**

*Having coved ceiling and radiator.*



**Bedroom 4: 3.48m (11'5") x 2.67m (8'9")**

*Having airing cupboard, coved ceiling and radiator.*



**Bathroom:**

*Having close coupled w.c, pedestal hand washbasin with pillar taps, corner Jacuzzi bath with pillar taps, tiled splashbacks, coved ceiling, extractor fan and radiator.*



**Outside:**

*A gravelled drive provides **Off Road Parking** and approaches the **Detached Double Garage 5.38m (17'8") x 5.33m (17'6")** having manual up and over door, light and power points and personal door to the rear garden. The front garden is laid mostly to lawn with a decorative border which screens the oil tank. A timber gate provides access to the **South Facing Rear Garden** which is laid predominantly to lawn and is enclosed by timber fencing, with patio area, a variety of well stocked borders and a water butt and cold water tap are installed.*

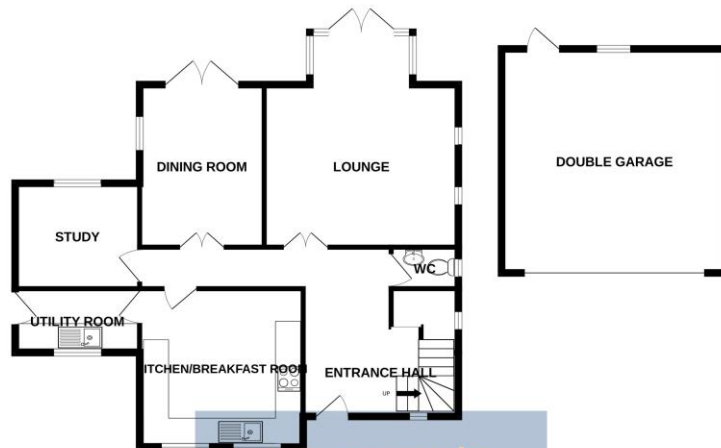


*Rear Garden*

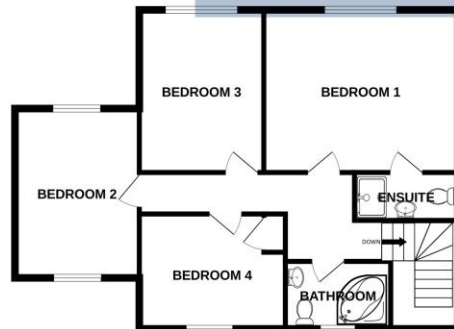


*Further Garden photo and Views*

GROUND FLOOR  
1147 sq.ft. (106.5 sq.m.) approx.



1ST FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA: 1896 sq.ft. (176.1 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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*Council Tax Band D.*

- 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 25/07/2024*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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