



# the agent



## 20 Fen Road, Timberland, Lincoln, LN4 3SD

£365,000

- Idyllic Village Setting
- Tranquil Garden
- Three Bedrooms
- Generous Plot (Approx. 0.32 Acres (sts))
- Versatile Kitchen Diner
- En Suite & Modern Shower Room
- Impressive in and out Driveway
- Lounge and Garden Room
- Approx 6 Miles from Woodhall Spa

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EXCEPTIONAL LARGE Detached Bungalow, situated on a plot of approx 0.32 Acre (STS), with LARGE DRIVEWAY with AMPLE PARKING, GARAGE. Internally the bungalow comprises of Hallway, KITCHEN/DINER, GARDEN ROOM, LOUNGE, 3 Bedrooms one with ENSUITE and Shower Room.



Council Tax Band: D





## LOCATION

The village of Timberland has a renowned village pub that serves great food and has regular live music, as well as a friendly church, small village hall and great community facilities, including a playing field and play park. The village is surrounded by countryside walks.

The nearby village of Martin has a primary school with a good Ofsted rating. There is also an active village hall, hair salon and playing fields with another large children's play park.

The nearby village of Metheringham offers a wide range of local village amenities including Shops, Pubs, Doctors, Vets, Tea Rooms, Hairdressers, Take Aways, Petrol Station, Squash Club, Gym and a Train Station giving access to Lincoln, Sleaford and Peterborough. There is also further primary schooling and a nursery / preschool.

Nearby Woodhall Spa is a beautiful inland resort with an Edwardian character, set amidst magnificent pine woods. Regarded as one of Lincolnshire's most attractive villages, Woodhall Spa is famous for its peaceful and relaxing atmosphere. The village has a variety of attractions including two top class golf courses, the unique 'Kinema in the Woods', Cottage Museum, Jubilee Park outdoor heated swimming pool and several aviation heritage sites associated with 617 Squadron (the Dambusters). There is all your usual range shops and amenities, tea rooms, cafes, pubs and restaurants.

## SERVICES

Mains Water, Electricity and Drainage  
Oil Fired Central Heating

## TENURE

FREEHOLD

## NOTE

1. None of the services or equipment have been checked or tested by The Agent
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked
3. CONVEYANCING REFERRAL INFORMATION –Sills & Betteridge will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £100 per sale and £100 per purchase from them.











Total Area: 165.1 m<sup>2</sup> ... 1777 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	