

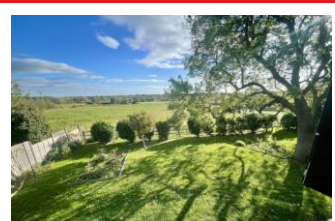
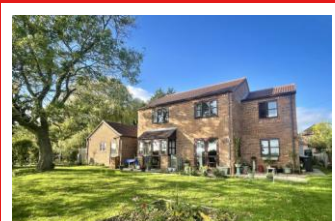


**1 Manor Farm, Timberland Road,
Martin, LN4 3QS**
Asking Price Of £410,000



- Spacious Detached Family Home
- South Facing Views over Farmland
- 3 Reception Rooms
- 4 Double Bedrooms (1 En-suite)
- Double Garage, Garden
- Tranquil Setting. Viewing Recommended

Set within a quiet and popular village, this generously proportioned four double bedroom family home offers comfortable and versatile living in a tranquil rural setting. The property features oil-fired central heating and uPVC sealed unit double glazing throughout. It is set within good-sized gardens, boasting lovely south-facing views over open farmland to the rear - ideal for those seeking peace, privacy, and a connection to the countryside. With its spacious layout and picturesque surroundings, an internal inspection is highly recommended by the agent.



Woodhall Spa - 01526 353185
www.waltersestateagents.co.uk





RECEPTION HALL Having return staircase to the first floor with under stairs storage area, two double radiators, wall thermostat, telephone point.

CLOAKROOM Having low level WC, hand basin with tiled splashback, tiled floor, radiator.

LOUNGE 15' 3" x 12' 9" (4.65m x 3.89m) Having feature fire surround and hearth with LPG coal effect fire, double radiator, wall lights, double doors to the reception hall, TV point and feature bay window, being south facing with uPVC sealed double glazed doors opening onto the rear garden and with superb rural views beyond.



DINING ROOM 12' 9" x 9' 9" (3.89m x 2.97m) Having double radiator, wall lights and uPVC sealed double glazed double doors to the rear garden.

OFFICE 9' 9" x 8' 2" (2.97m x 2.49m) With radiator.

BREAKFAST KITCHEN 12' 9" x 12' 5" (3.89m x 3.78m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric fan assisted oven and grill, four ring ceramic hob with extractor fan and light over, space for fridge/freezer. Space and plumbing for washing machine, part-tiled walls, tiled flooring, double radiator and in-set ceiling lights.

UTILITY ROOM 9' 9" x 5' 1" (2.97m x 1.55m) Having stainless steel single drainer sink unit with cupboards under worktops with space for tumble dryer, oil fired boiler, tiled floor, part-tiled walls and uPVC side entrance door.

FIRST FLOOR LANDING With double radiator, wall thermostat and access to the roof void.

BEDROOM ONE 15' 2" x 12' 9" (4.62m x 3.89m) With double radiator. **EN-SUITE SHOWER ROOM** having shower cubicle with electric shower unit, pedestal hand basin with tiled splashback, wall mirror over, low level WC. Radiator, shaver light and point.

BEDROOM TWO 13' 9" x 9' 10" (4.19m x 3m) With radiator and access to the roof void.

BEDROOM THREE 12' 9" x 10' 1" (3.89m x 3.07m) With radiator.

BEDROOM FOUR 11' 5" x 8' 9" (3.48m x 2.67m) With radiator. Cupboard housing the pre-lagged hot water tank with shelving over.

FAMILY BATHROOM Having panelled corner Jacuzzi bath, pedestal hand basin, low level WC. Part-tiled walls, tiled floor, radiator and shaver light and point.

OUTSIDE - GARAGE 17' 8" x 17' 6" (5.38m x 5.33m) Having up-and-over door and rear personal door. Power and light connected.

THE GARDENS The property is approached over a gravel driveway providing off-road parking fronting the garage with slabbed footpaths and open-plan lawn front garden. Footpaths lead to the rear garden with patio area, lawn garden with in-set flower and shrub beds. The garden enjoys some lovely rural views to the rear over the adjoining farmland.

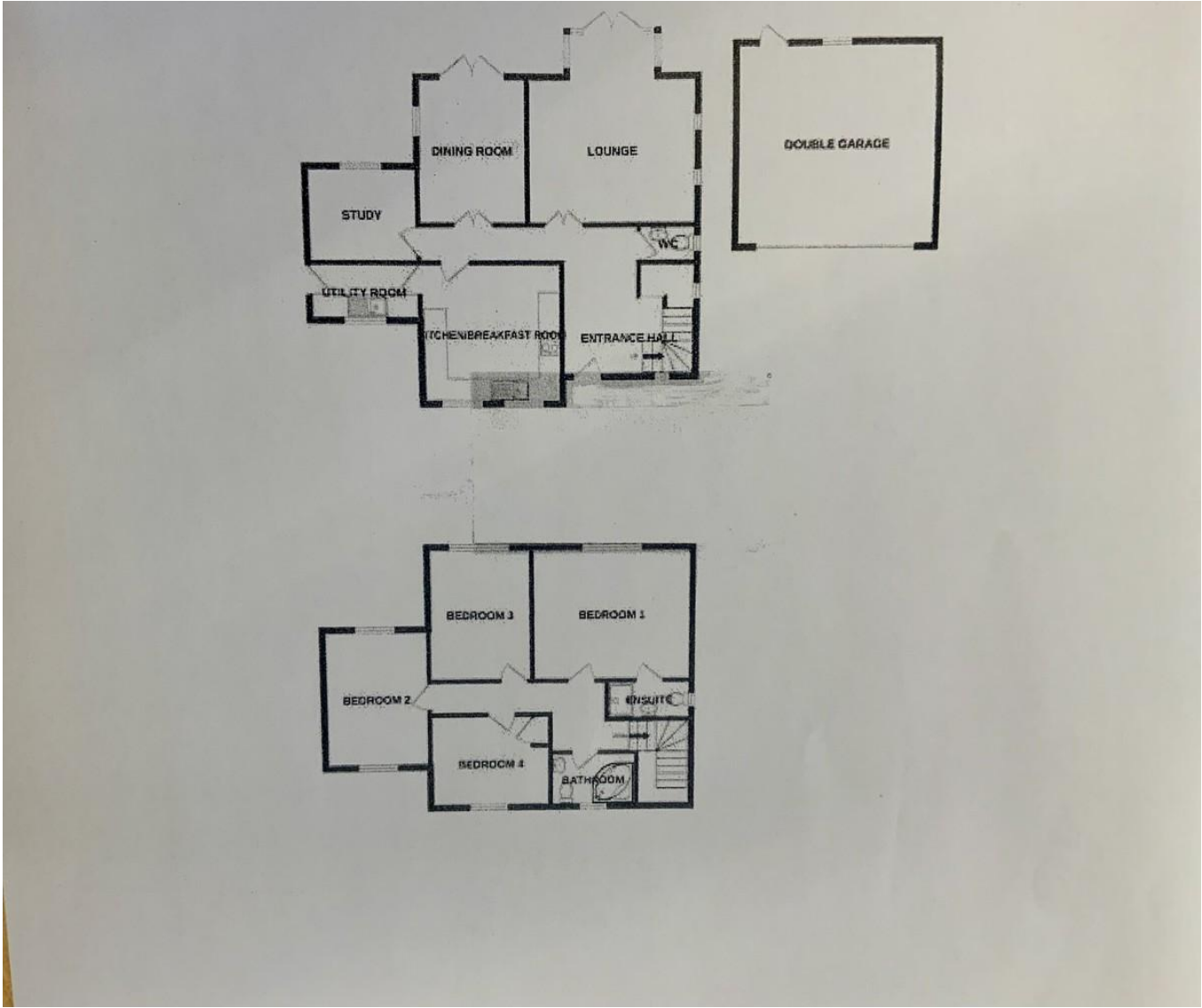
OUTGOINGS - The property is situated within the North Kesteven District Council and we are advised is in Property Band D.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.





Floor plans are to show layout only and are not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of – Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

