

**Manor Farm Yard Main Street, Timberland Lincoln LN4 3RZ** 



# welcome to

# **Manor Farm Yard Main Street, Timberland Lincoln**

\*\* BRAND NEW FOUR BEDROOM FAMILY HOME \*\* An immaculate barn conversion nearing completion with premium finishes, situated in a desirable village location with a range of amenities nearby. Early internal viewing is essential to appreciate the space, quality and accommodation on offer.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

#### Entrance

17' 9" x 8' 3" ( 5.41m x 2.51m )

### **Mezzanine Study**

21' 7" max incl stair x 8' 1" (restricted head height) ( 6.58m max incl stair x 2.46m (restricted head height) )

# Kitchen / Dining / Living Area

41' 2" max x 17' 9" max ( 12.55m max x 5.41m max )

### **Utility Room**

9' 2" x 8' 11" ( 2.79m x 2.72m )

#### **Boot Room**

#### **Plant Room**

#### **Inner Hall**

38' 3" x 3' 9" ( 11.66m x 1.14m )

#### **Master Bedroom**

18' 5" x 12' 8" ( 5.61m x 3.86m )

#### **En Suite One**

#### **Bedroom Two**

12' 4" x 18' (3.76m x 5.49m)

#### **En Suite Two**

#### **Bedroom Three**

12' 9" x 14' 9" excl wardrobe ( 3.89m x 4.50m excl wardrobe )

#### **Bedroom Four**

 $10' 6" \times 12' 9"$  excl wardrobe (  $3.20m \times 3.89m$  excl wardrobe )

#### **Bathroom**

11' 2" x 8' 1" ( 3.40m x 2.46m )

#### **Outside**

# **Attached Double Garage**

19' 6" x 18' (5.94m x 5.49m)

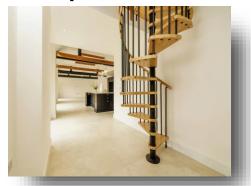
## welcome to

# Manor Farm Yard Main Street, Timberland Lincoln

- STUNNING BARN CONVERSION WITH PREMIUM FINISHES
- DESIRABLE VILLAGE LOCATION WITHIN A PRIVATE COMPLEX
- FOUR LARGE DOUBLE BEDROOMS, TWO WITH LUXURIOUS EN SUITES
- DOUBLE GARAGE & PRIVATE DRIVEWAY PARKING
- 10 YEAR STRUCTURAL WARRANTY & EPC

Tenure: Freehold EPC Rating: C

# £725,000







West St Was data ©2024

Please note the marker reflects the postcode not the actual property

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Property Ref: LCR120844 - 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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