



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.





Ground Floor

First Floor

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" x 12' 9" excl wardrobe (3.20m x 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)



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

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- 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR120844 - 0008

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