



Manor Farm Yard Main Street, Timberland Lincoln LN4 3RZ

welcome to

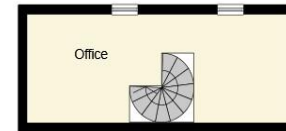
Manor Farm Yard Main Street, Timberland Lincoln

**** BRAND NEW FOUR BEDROOM DETACHED FAMILY HOME **** An immaculate barn conversion nearing completion with premium finishes, situated in a desirable village location close to Lincoln with a range of amenities nearby. Internal viewing is essential to appreciate the space, quality & accommodation.





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

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

welcome to

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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

£650,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR120844



Property Ref:
LCR120844 - 0012

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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