



Fen Road, Timberland Lincoln LN4 3SD

welcome to

Fen Road, Timberland Lincoln

The property comprises a large entrance hall, open plan spacious kitchen living space, modern kitchen, utility room, master bedroom with en-suite, two further bedrooms, second shower room, ample off road parking via block paved driveway and beautifully maintained private rear garden.





Entrance Hall

Kitchen

14' 11" x 14' (4.55m x 4.27m)

Living Space

32' 1" x 24' (9.78m x 7.32m)

Utility Room

10' 3" x 5' 5" (3.12m x 1.65m)

Bedroom One

17' 3" max x 11' 5" (5.26m max x 3.48m)

En-Suite

Bedroom Two

10' 8" x 9' 6" (3.25m x 2.90m)

Bedroom Three

9' 7" x 7' 8" (2.92m x 2.34m)

Second Shower Room

Front Exterior

Garage

20' 9" x 11' 2" (6.32m x 3.40m)

Shed

15' 3" x 3' 11" (4.65m x 1.19m)

Rear Garden

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

Fen Road, Timberland Lincoln

- VIEWING IS HIGHLY ADVISED
- NESTLED WITHIN THE PEACEFUL VILLAGE OF TIMBERLAND
- AMPLE OFF ROAD PARKING VIA BLOCK PAVED DRIVEWAY & INTEGRAL GARAGE
- IMMACULATELY PRESENTED INTERNALLY & EXTERNALLY
- IMPRESSIVE OPEN PLAN KITCHEN/LIVING SPACE

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£475,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR122864



Property Ref:
LCR122864 - 0004

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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