



29 Church Lane

Timberland, Lincoln, Lincolnshire LN4 3SB

£149,950  
NO ONWARD CHAIN

**BELL**





## 29 Church Lane

Timberland, Lincolnshire LN4 3SB

Lincoln – 14 miles

Grantham – 26 miles with East Coast rail link to London

Boston – 20 miles

(Distances are approximate)

A two bedroom cottage pleasantly situated within the pretty village of Timberland. Internally the property is enhanced by living room, kitchen diner and ground floor bathroom. Outside enjoys paved courtyard and long rear garden laid to lawn with a wide variety of decorative shrubs to borders. A particular feature is the property has solar panels and air source heating providing cheaper energy costs. The village of Timberland has a good community spirit having a traditional country public house, active village hall and many appealing countryside walks through rural Lincolnshire. The larger villages of Woodhall Spa and Metheringham are both less than ten minutes' drive, with each having a wide range of shopping, social and educational facilities. A viewing of this property is highly recommended to fully appreciate the setting on offer.



### Accommodation

Entrance into the property is gained through a uPVC glazed door leading into:

#### Living Room 11' 9" x 10' 9" (3.58m x 3.27m)

With front aspect and having staircase to first floor, radiator, power points, television point and door to:

#### Kitchen Diner 12' 1" x 11' 9" (3.68m x 3.58m)

With side aspect and having a range of fitted units comprising 'Belfast' style sink inset to ample worksurface on three sides over base units including space and plumbing for washing machine. There is a four-ring electric hob, electric oven, wall mounted cupboards above and filter hood over the hob. There is wood effect flooring, radiator, power points and door to:



### **Rear Lobby**

With cloak hooks to one wall, radiator, power points, glazed panel door to the rear garden and glazed panel timber door to:

### **Bathroom 6' 0" x 6' 0" (1.83m x 1.83m)**

With a white suite comprising panelled bath with electric shower over, pedestal wash hand basin and a low-level WC. There is tiled flooring and radiator.

### **First Floor**

#### **Landing**

With access to roof space and door to:

### **Bedroom 1 11' 7" x 7' 9" (3.53m x 2.36m)**

Overlooking the rear garden and having radiator and power points.

### **Bedroom 2 10' 11" x 8' 6" (3.32m x 2.59m)**

With front aspect and having radiator, power points and built-in cupboard housing hot water cylinder

### **Outside**

The property can be approached through an ornate iron gate and over a footpath leading to the rear. The enclosed rear garden has an appealing courtyard having feature fish pond, external power points and steps to remaining garden, predominantly laid to lawn with a wide variety of decorative shrubs to borders, timber garden shed and timber summer house. Please note: the neighbouring property has pedestrian access from the rear.

**East Lindsey District Council – Tax band: A**

**EPC Rating: C**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Woodhall Spa Office.

19 Station Road, Woodhall Spa. LN10 6QL.

Tel: 01526 353333

Email: [woodhallspa@robert-bell.org](mailto:woodhallspa@robert-bell.org);

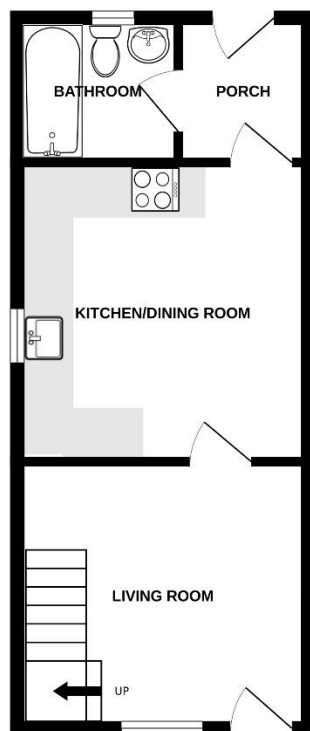
Website: <http://www.robert-bell.org>

Brochure prepared 20.11.2024

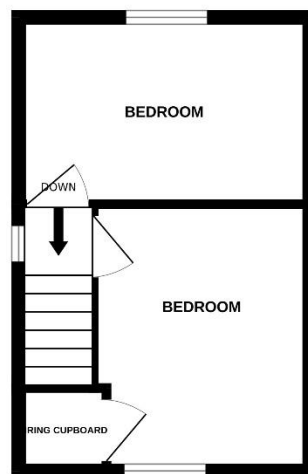




GROUND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR  
217 sq.ft. (20.2 sq.m.) approx.

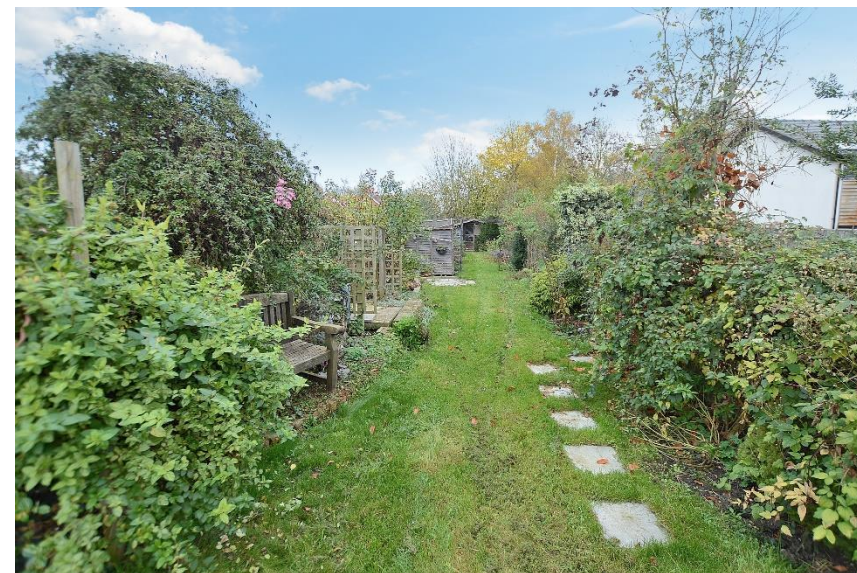


TOTAL FLOOR AREA : 558 sq.ft. (51.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

#### DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



19 Station Road, Woodhall Spa. LN10 6QL  
Tel: 01526 353333  
Email: woodhallspa@robert-bell.org

[www.robert-bell.org](http://www.robert-bell.org)

