



The Old Post Office

7 West Street, Timberland, Lincoln, Lincolnshire LN4 3RX

£395,000

BELL



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Lincoln – 14 miles

Grantham – 26 miles with East Coast rail link to London

Boston – 20 miles

(Distances are approximate)

A deceptively spacious property providing a wide range of flexible accommodation including three bedrooms, two reception rooms, living kitchen diner and separate annex with bedroom and ensuite. Outside the property has off street parking and superb south facing rear gardens laid to lawn with several pleasing patio areas. The pretty village of Timberland has an appealing community feel with active village hall, traditional public house and many countryside walks. The larger village of Woodhall Spa and the historic city of Lincoln are both a short drive away. A viewing of this property is highly recommended to fully appreciate the size and setting on offer.

Accommodation

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

Living / Kitchen Diner 29' 1" x 17' 3" (8.86m x 5.25m) of L-shaped proportions

A superb room and the 'Hub' of the home, thoughtfully extended to provide an open plan room comprising:

Living Area 16' 3" x 8' 10" (4.95m x 2.69m)

Overlooking the south facing rear garden through uPVC patio doors and having feature open brick wall, coved ceiling, radiator, power points, tiled flooring and glazed panel door to the lounge.





Dining Kitchen Area 17' 3" x 12' 0" (5.25m x 3.65m)

With an extensive range of stylish fitted units comprising 'Belfast' style sink inset to solid oak worksurface over base units including integral dishwasher and washing machine. There is a Rangemaster oven with both electric and gas heating for the ovens and five ring gas hob, wall mounted cupboards above and filter hood over the hob. There are ceiling spot lights, tiled flooring, heated towel rail, power points and glazed panel door to:

Shower Room

With a white suite comprising tiled corner shower cubicle, wash hand basin and a low-level WC. There is tiled flooring, ceiling spot lights, radiator and uPVC door to rear garden.

Family Room 19' 4" x 10' 2" (5.89m x 3.10m)

A dual aspect room with feature fireplace, oak flooring, coved ceiling, radiator, power points and doorway to:

Hall

With views to West Street and having a wide staircase to the first floor, cupboards below, radiator and power points.

The Snug 12' 3" x 12' 0" (3.73m x 3.65m)

A dual aspect room having cast iron stove set to attractive open brick surround with stone hearth and timber mantle. There are coved ceilings, ceiling rose, radiator and power points.

First Floor

Landing

With built-in linen cupboard and door to:

Bedroom 1 12' 5" x 9' 7" (3.78m x 2.92m)

With front aspect and having built-in full height double wardrobe, radiator and power points.

Bedroom 2 10' 3" x 10' 6" (3.12m x 3.20m)

With south facing views and having full height fitted wardrobes, wood effect flooring, radiator and power points.





Dressing Room 9' 6" x 7' 10" (2.89m x 2.39m)
With front aspect and having built in wardrobes and drawers, radiator and power points.

Bathroom 10' 3" x 5' 10" (3.12m x 1.78m)
With a white suite comprising paneled bath with shower over, pedestal wash hand basin and a low-level WC. There is wood effect flooring, appropriate wall tiling, ceiling spot lights and radiator.

Separate Annex with Bedroom & Ensuite Shower Room 12' 7" x 8' 6" (3.83m x 2.59m)
With uPVC patio doors, wood effect flooring, electric radiator, ceiling spot lights, power points and door to **En-Suite** having a suite comprising tiled shower cubicle, wash hand basin over vanity cupboard and a low-level WC. There is wood effect flooring and ceiling spot lights. To the rear of the annex is a **Workshop/Storage Room 9' 1" x 7' 2" (2.77m x 2.18m)** with timber stable door, power and lighting.

Outside

The property is approached over a graveled drive providing parking. The property has a large south facing garden laid to lawn with pretty shrubs, borders and pots. There is a good size log timber shed.

Further Information

Mains water, electric & drainage. Oil fired central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.
DISTRICT COUNCIL TAX BAND = C
EPC RATING = D

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





West Street, Timberland, Lincoln, LN4

Approximate Area = 1419 sq ft / 131.8 sq m
sq ft / 26.8 sq m
sq ft / 158.6 sq m
cation only - Not to scale



DISCLAIMER

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Brochure prepared 10.02.2025

