



57 Church Lane  
Timberland, Lincoln, Lincolnshire LN4 3SB

£250,000

**BELL**





## 57 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 three bedroom detached bungalow pleasantly situated to the far end of the lane within this ever popular pretty Lincolnshire village. Internally the property is enhanced by its spacious hallway 23' x 12', dual aspect lounge/diner and en-suite to main bedroom. Outside the property has a good sized garden with rural views, garage and solar panels. The village of Timberland has an active village hall, traditional public house and many attractive countryside walks. The inland resort of Woodhall Spa and the historical City of Lincoln are both a short drive away. A viewing is highly recommended to fully appreciate the setting on offer.

### Accommodation

Entrance into the property inset to storm porch is gained through a uPVC door into:

### Reception Hall

A spacious entrance, large enough for a dining table with coved ceiling, wood effect flooring, radiator and power points. There is a built-in cloaks cupboard and airing cupboard.

### Lounge/Diner 23' 3" x 12' 4" (7.08m x 3.76m)

A dual aspect room including sliding patio doors to the rear garden. There is an open fire set to open brick surround with tiled hearth and timber mantle, coved ceiling, radiator, power points and serving hatch to:







#### **Kitchen 10' 10" x 10' 0" (3.30m x 3.05m)**

Overlooking the rear garden, being fully wall tiled and having a range of fitted units comprising one and a half sink drainer inset to worksurface over base units including integral dishwasher. There is a four-ring electric hob, electric double oven, wall mounted cupboards and filter hood over the hob. There is tiled flooring, power points and uPVC door to the rear garden.

#### **Bedroom 1 13' 5" x 11' 9" (4.09m x 3.58m)**

With front aspect overlooking church lane and having coved ceiling, radiator, power points and door to **En-Suite** being fully wall tiled and having a white suite comprising large shower cubicle, wash hand basin over vanity unit and a low-level WC. There is coved ceiling, a heated towel rail and deep walk in storage cupboard.

#### **Bedroom 2 11' 8" x 9' 9" (3.55m x 2.97m)**

Overlooking the rear garden and having full height built-in wardrobe, radiator and power points.

#### **Bedroom 3 9' 11" x 9' 7" (3.02m x 2.92m)**

Overlooking the lane and having radiator and power points.

#### **Bathroom**

Being fully wall tiled and having a white suite comprising paneled bath with shower over, wash hand basin over vanity unit and a low-level WC. There is coved ceiling and radiator.

#### **Outside**

The property is approached over a driveway proving off street parking and leads to adjoining **Garage** with electric up and over door, power and lighting. The remaining front garden is laid to a wide variety of shrubs to borders. The rear garden is predominantly laid to lawn with paved patio and a variety of decorative shrubs to borders.

#### **Further Information**

Mains water, electric & drainage. Oil central heating. UPVC double glazing. Fully owned solar panels.

Local Authority: North Kesteven District Council, District Council Offices, Kesteven Street, Sleaford, Lincolnshire NG34 7EF. Tel No: 01529 414155.

DISTRICT COUNCIL TAX BAND = D

EPC RATING = D





GROUND FLOOR  
1366 sq.ft. (126.9 sq.m.) approx.



TOTAL FLOOR AREA: 1366 sq.ft. (126.9 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.  
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**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.

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Brochure prepared 04.03.2025



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