



40 Church Lane

Timberland, Lincoln, Lincolnshire LN4 3SB

£215,000

BELL
ROBERT BELL & COMPANY



40 Church Lane

Timberland, Lincolnshire LN4 3SB

Lincoln – 14 miles

Grantham – 26 miles (with East Coast rail link to London)

Boston – 21 miles

(Distances are approximate)

A most appealing three-bedroom, semi-detached home pleasantly situated within a cul-de-sac position. The property benefits from bay-fronted lounge, cloakroom and kitchen diner, overlooking the enclosed west-facing rear garden. There is a garage with off-street parking and part walled rear gardens. A feature of this property is its location within the pretty village, close to countryside walks, ideal for dog walking and the traditional Penny Farthing public house a short walk away. A viewing is highly recommended to fully appreciate all on offer with this attractive home.



ACCOMMODATION

Storm Porch with a uPVC door leading to:

Entrance Lobby with staircase to first floor, radiator and wood effect flooring. Door to lounge and door to:

Cloakroom with a low-level WC, wash hand basin over vanity cupboard, radiator and wood effect flooring.

Lounge 15' (4.57) extending to 17' 7" x 11' 9" (5.36m x 3.58m) with pleasing front aspect through deep bay window and having coved ceiling, TV aerial point, radiator, wood effect flooring and power points.



Kitchen / Diner 15' 1" x 11' 0" (4.59m x 3.35m) overlooking the west facing rear garden through uPVC patio doors and having a range of stylish fitted units comprising one and a half bowl sink with drainer inset to ample work surface over matching base units and integral dishwasher. There is a four-zone induction hob with filter hood over double electric oven with built-in air fryer and wall-mounted cupboards above. There is a central island unit providing further worksurface over integral fridge and freezer, tile effect flooring, radiator, understairs cloaks cupboard, radiator and power points. uPVC door to side of property.

First Floor

Landing with deep built-in airing cupboard, access to roof space and door to:

Bedroom 1 15' (4.57m) max x 9' 2" (2.79m) with pleasing views and having built-in storage cupboard, built-in full height double wardrobe with sliding doors, radiator and power points.

Bedroom 2 9' 5" x 8' 2" (2.87m x 2.49m) overlooking the rear garden and having radiator and power points.

Bedroom 3 9' 4" x 6' 6" (2.84m x 1.98m) currently used as a dressing room, overlooking the rear garden and having radiator and power points.



Shower Room 7' 1" x 5' 0" (2.16m x 1.52m) with a recently fitted white suite comprising full width shower cubicle, wash hand basin over vanity unit and a low-level WC. There are ceiling spot lights, wood effect flooring, heated towel rail and shaver points.

OUTSIDE

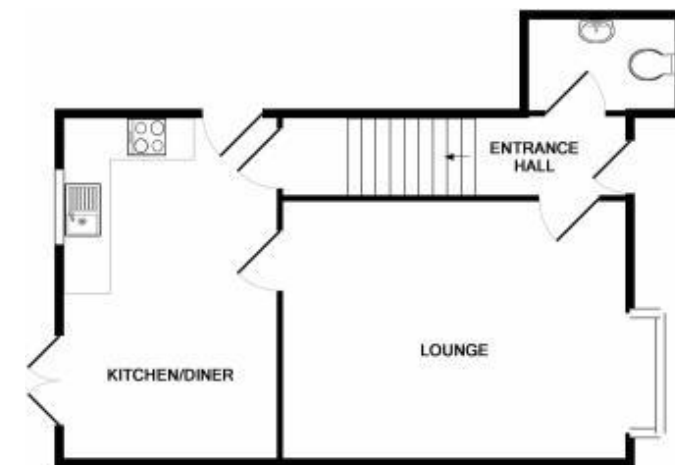
The property is approached over a recently added resin driveway providing parking, turning area and access to **Garage 16'1" x 8'3" (4.90m x 2.51m)** with up and over door, power, lighting and water tap. The remaining front garden is laid to a variety of decorative shrubs. The enclosed, part walled rear garden is laid to synthetic lawn with paved patio area and outside security lighting.

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>

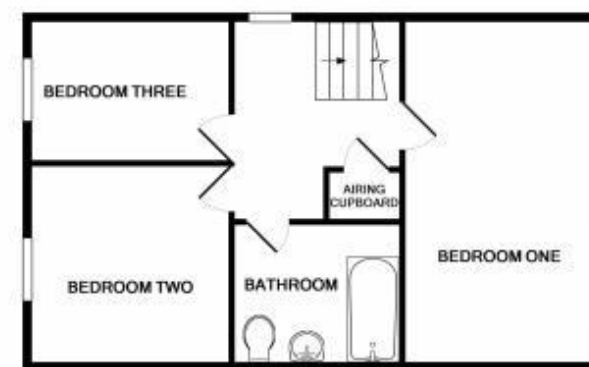
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

ENERGY PERFORMANCE RATING: C **COUNCIL TAX BAND:** B (North Kesteven District Council)

Brochure prepared 18.04.25



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Tel: 01526 353333
Email: woodhallspa@robert-bell.org

www.robert-bell.org

