



Station Road, Timberland
£399,950



Freehold

 4  2  2

Key Features

- Stunning Barn Conversion
- Four Double Bedrooms
- Character and Charm Throughout
- Beautifully Presented
- Attached Double Garage
- Lounge, Modern Kitchen and Dining/Family Room
- EPC rating D
- Current Council Tax Band: D





This stunning four-bedroom barn conversion beautifully blends traditional character and charm with a stylish modern finish, offering spacious and versatile accommodation throughout. The ground floor comprises an inviting entrance hall, cloakroom/WC, a welcoming lounge with log burner, a contemporary kitchen with pantry and utility room, and an impressive open-plan dining/family area ideal for entertaining. Throughout the property, exposed beams and character features highlight its rustic heritage while complementing the modern décor.

Upstairs, there are four generous double bedrooms including a master with en suite and walk-in wardrobe, a second bedroom also with walk-in wardrobe, and a modern family bathroom. Externally, the property features an attached double garage and attractive surroundings, making this an exceptional home that perfectly combines comfort, style, and individuality.

The property is situated in the picturesque village of Timberland, a sought-after rural location in Lincolnshire surrounded by countryside. The village offers a welcoming community, a popular local pub, church, and scenic walking routes, while being conveniently positioned between the market towns of Sleaford and Woodhall Spa, both providing a range of shops, schools, and amenities. Lincoln and Boston are also within easy reach, making Timberland an ideal location for those seeking peaceful village living with excellent access to nearby towns and transport links.

Entrance Hall

Part glazed door to front driveway, stairs leading to 1st floor and radiator.

Lounge

5.65m x 3.49m (18'6" x 11'6")

With feature log burner, TV and BT point, windows to front and rear aspects.

Kitchen

4.59m x 3.98m (15'1" x 13'1")

Modern kitchen with a range of base and eye level units with work surface over, double Belfast sink with mixer tap and drainer, integrated oven with four ring electric hob and extractor hob over, integrated dishwasher, central island with storage and breakfast bar, space and plumbing for American style fridge freezer, window to front aspect and vertical radiator. Access to pantry cupboard with base and eye level units and work surface over, access to utility room and opening to Dining Space/Family Room.

Utility Room

1.28m x 1.97m (4'2" x 6'6")

With space and plumbing for washing machine and tumble dryer, base and eye level units with work surface over and extractor fan.

Dining Space/Family Room

6.57m x 3.64m (21'7" x 11'11")

With feature fireplace with hearth and electrical socket, TV point, double large doors to garden, window to rear aspect and radiators.

WC

With low level wc, hand wash basin, radiator and extractor fan.





Landing

With stairs taken from Entrance Hall, window to front aspect and radiator.

Bedroom One

3.62m x 3.49m (11'11" x 11'6")

With TV and BT points, access to Dressing Room, access to loft space, window to front aspect and radiator.

En Suite

Three-piece suite comprising mains fed shower, hand wash basin set in vanity unit with cupboards under, heated mirror, shaver point, low level wc, heated towel rail and extractor fan.

Bedroom Two

3.61m x 3.05m (11'10" x 10'0")

With walk in wardrobe, window to front aspect and radiator.

Bedroom Three

3.04m x 3.99m (10'0" x 13'1")

With access to loft space, window to rear aspect and radiator.

Bedroom Four

3.08m x 3.66m (10'1" x 12'0")

With window to front aspect and radiator.



Bathroom

Modern Three-piece suite comprising freestanding roll-top bath with shower attachment, hand wash basin with storage under, low level wc, heated towel rail, window to front aspect and extractor fan.

Double Garage

5.63m x 6.28m (18'6" x 20'7")

With two double opening doors to driveway, electric and lighting, large storage space in roof space.

Outside

Accessed via a shared gravel driveway, ample parking for at least four vehicles with access to double garage. Front lawn with double doors taken from the Dining/Family Room with patio area, brick wall and hedge surround. Accessed via the side in the garage and a rear gate is a storage area for bins and oil tank.

Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.





Floorplan



Total area: approx. 201.5 sq. metres (2168.7 sq. feet)
5 Station Road, Timberland



Newton Fallowell Sleaford

01529 309 209
sleaford@newtonfallowell.co.uk