



8 Bayfield Road

Timberland, Lincoln, Lincolnshire LN4 3YL – No Chain

£209,999

BELL



8 Bayfield Road

Timberland, Lincolnshire LN4 3YL

Lincoln – 14 miles

Grantham – 26 miles with East Coast rail link to London

Boston – 21 miles

(Distances are approximate)

8 Bayfield Road is a well-presented, three-bedroom family home, the private rear garden enjoying a semi-rural open aspect. Bayfield Road is a no-through road, the house benefitting from a bright living room and spacious dining kitchen, the property is an ideal family home with large master bedroom, plus two further bedrooms and a family bathroom to the first floor. Externally, the property offers driveway parking for multiple vehicles, a single garage with power and plumbing connected, low-maintenance garden to the front and excellent rear garden with two seating spaces. Timberland is a popular village with a good community spirit: having a traditional country public house, active village hall and a variety of local countryside walks. The larger villages of Woodhall Spa and Metheringham are both less than ten minutes' drive away, with each having a wide range of shopping, social and educational facilities, while Martin offers further amenities close by.

Accommodation

Entered into the front through a uPVC double glazed obscure door into:

Reception Hall

With radiator, stairs to first floor and wooden door to:

Living Room

With uPVC double glazed bay window to front and having lights to ceiling and wall, tv point, radiator, wood effect flooring and wooden door to:



Dining Kitchen

With uPVC double glazed window to rear; patio door to side and sliding doors to rear and having storage units to base and wall levels and 1 1/2 sink and drainer to roll edge worktop. There is an oven and four ring hob; space and connection for fridge-freezer and dishwasher. There is wood effect flooring, radiator, multiple power points and wooden door to understairs storage space.

First Floor Landing

With airing cupboard and having ladder access to boarded loft and wooden doors to bedrooms and bathroom.

Bedroom 1

With uPVC double glazed window to front, radiator and multiple power points.

Bathroom

With uPVC double glazed obscure window to side and having low-level WC, pedestal sink and monsoon and regular shower heads over bath to tiled surround. There is wood effect flooring and radiator.

Bedroom 2

With uPVC double glazed window to rear, radiator and multiple power points.

Bedroom 3

With uPVC double glazed window to rear, radiator and multiple power points.

Outside

The property is approached to the front over a long, concreted driveway standing multiple vehicles, and leading to the **Single Detached Garage 17' 3" x 8' 4" (5.25m x 2.54m)** with up and over door to front, light and power connected. Window to rear, tap, plumbing and connections for washing machine and dryer. Behind is a useful storage space.





Garden continued....

The front garden is laid to low-maintenance gravel with mature shrubs as concreted paths lead from the drive and front to the door. The rear garden is laid to lawn with mature flower beds and contained by timber fencing. At the rear, enjoying sunlight throughout the day, is a paved patio seating space with slate chips surround; while off the sliding kitchen door is a further seating space with power connection, and cover over.

Further Information

Oil fired central heating. Mains Water and Electric and Drainage. UPVC double glazing.

Local Authority: North Kesteven District Council
DISTRICT COUNCIL TAX BAND = B
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>

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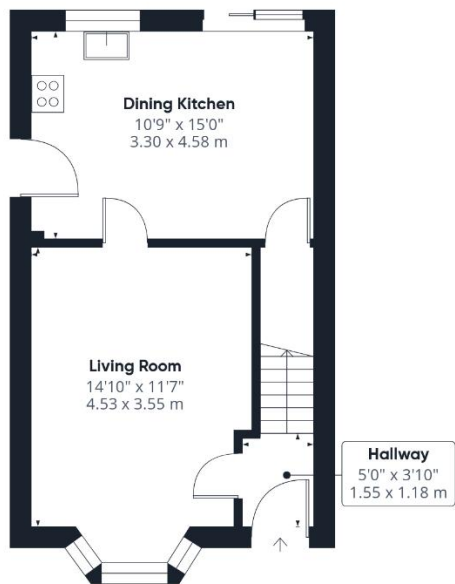
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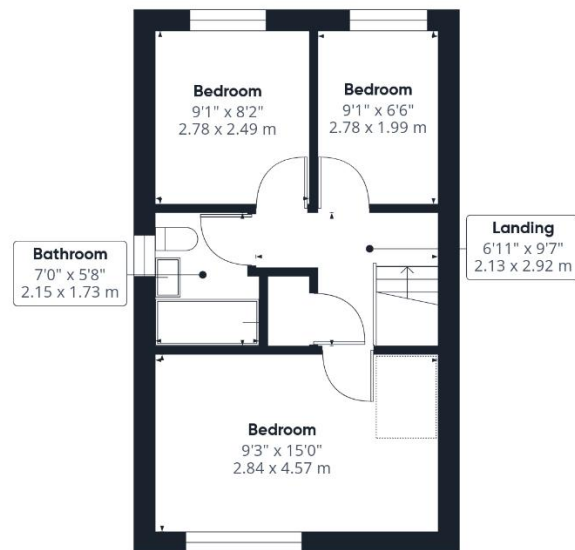
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

894 ft²

83 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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