



All enquiries Ref: Chris Glenn or Callum Glenn



- Freehold Semi-Detached House
- Requires Some Updating
- Full Vacant Possession

**Location:**

The property is in this rural location with Hallam's Lane being a no through road overlooking farmland on the western fringe of Timberland. The village of Timberland lies off the B1189 some 14 miles south-east of Lincoln City. This is a largely rural area with significant agriculture in the area with local services in the surrounding area and comprehensive shopping and recreational pursuits within the City of Lincoln.

**Description:**

The property was until recently tenanted and now offered with vacant possession with fitted kitchen and bathroom although the décor could benefit from updating. The property itself is semi-detached and has the benefit of it's own parking together with good sized rear garden.

**Accommodation:**

First Floor: Two Bedrooms  
 Ground Floor: Reception Room, Kitchen, Utility Room, Bathroom/wc  
 Outside: Parking Area and Rear Garden

**EPC Rating:** E

**Council Tax Band:** A

**To view:**

Strictly and only by prior arrangement with the auctioneers.

