

BELL



BRIDGE FARM, TIMBERLAND DROVE
Timberland Fen, Woodhall Spa

 4  2  2  C

£1,350 Per

- Recently Refurbished to a high Standard
- Four Bedrooms, one with ensuite shower
- Oil Central Heating
- Viewing Recommended
- Detached House
- Parking and garage space
- Enclosed gardens
- Available Unfurnished



A nicely presented recently refurbished four bedroom detached house has become available To Let in Timberland Fen a short cars journey from popular Woodhall Spa which has a good range of retail, commercial and leisure facilities. RAF Coningsby the Home of the Battle of Britain Memorial Flight, the Market Towns of Horncastle, Boston and Sleaford and Historic City of Lincoln are closeby and offer further amenities. The accommodation in brief comprises:- Ground Floor:- Enclosed Porch, Hall, with room for a desk or storage, stairs rising to the first floor, Lounge overlooking the rear garden, Kitchen, modern fitted, with new eye and base level units, oven, hob and extractor, dishwasher, plumbing for washing machine and room for a fridge freezer. Open to large Dining/ Family room with French doors leading to the rear garden. Cloakroom having low level WC and hand wash basin. First Floor:- Landing with large airing cupboard housing hot water cylinder, Four good sized bedrooms, one having built in wardrobes, one a walk-in wardrobe and the master having an Ensuite Shower, benefitting from WC and hand washbasin combination. Family Bathroom with panel bath, shower over, hand wash basin with vanity unit below and low - level WC. Outside:- Enclosed gardens, mainly laid to lawn, with some patio space, parking for two vehicles plus a double garage. (There is a shared drive access with the Farm Office). The property has recently been refurbished to a high standard, has oil fired central hearing, double glazing, new carpets and polished parquet flooring. There are countryside views from the property. No Smokers.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	82
England & Wales		EU Directive 2002/91/EC 



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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