



**Appletree Cottage**  
Timberland Fen, Lincoln, Lincolnshire LN4 3RG

**£535,000**

**BELL**



# Appletree Cottage

Timberland, Lincolnshire LN4 3RG

Lincoln – 16 miles  
 Grantham – 28 miles with East Coast rail link to London  
 Boston – 21 miles

(Distances are approximate)

Appletree Cottage is a spacious, four-bedroom family home set to attractive gardens and alongside a large paddock, the plot totalling approximately 1.5 acre (sts). Well-presented, with attractively appointed kitchen and bathroom; the property is versatile to suit a range of requirements, with lounge alongside conservatory and flexible sitting room to the ground floor, plus long kitchen with boot room area, utility and cloakroom. The property enjoys a view to the front over neighbouring arable farmland.

## Accommodation

Entered into the front through uPVC double glazed obscure door with leaded coloured glass into:

### Lounge 19' 6" x 16' 8" (5.94m x 5.08m)

With uPVC double glazed window to front and having log burning stove to stone style fireplace, flanked by twin storage units and alcove shelving above. There is tv point, multiple power points, radiators and wood effect flooring. Having stairs to first floor, wooden door to hallway and wooden French doors to:

### Conservatory 15' 1" x 9' 9" (4.59m x 2.97m)

With uPVC double glazed windows to front, side and rear; French doors to rear. There is light and fan to ceiling, radiator, multiple power points, tv point and wood effect flooring.

### Reception Hallway

With wooden flooring, wooden door to under stairs storage space and wooden doors to cloakroom, kitchen, utility and to:

### Sitting Room 13' 3" x 13' 3" (4.04m x 4.04m) max

With uPVC double glazed window to front and having LPG gas fired 'stove' to brick fireplace, radiator, multiple power points and tv point.





**Utility Room 9' 10" x 6' 0" (2.99m x 1.83m)**

With uPVC double glazed window to side and having sink and drainer to roll edge worktop, storage units to base and wall levels. Integrated fridge-freezer: floor standing oil fired Grant boiler. Space and connections for under counter washing machine and dryer, tiled flooring, multiple power points.

**Kitchen 22' 7" x 9' 4" (6.88m x 2.84m) max**

With uPVC double glazed windows to side and rear and obscure patio door to side. There are spotlights to ceiling, 1 1/2 sink to square edge worktop with drainage furrows and an excellent range of modern storage units to base and wall levels, including pull out pantry shelves and corner carousels. Having a Stoves hob beneath brick surround, integrated fridge-freezer, microwave, dishwasher, wine cooler, tiled flooring, radiator and multiple points.

**Cloakroom**

With low-level WC, hand wash basin to square edge countertop and wooden flooring.

**First Floor**

**Landing**

With uPVC double glazed window to rear and having loft access hatch, radiator and wooden doors to bedrooms and bathroom.

**Bedroom 2 13' 1" x 10' 5" (3.98m x 3.17m) max**

With uPVC double glazed window to front and having radiator, multiple power points and wooden doors to built-in storage space.

**Bedroom 4/Office 10' 0" x 8' 9" (3.05m x 2.66m) max**

With uPVC double glazed window to side and having radiator, multiple power points and wooden door to storage space.

**Bedroom 3 10' 7" x 10' 4" (3.22m x 3.15m)**

With uPVC double glazed window to rear and having radiator, multiple power points and wooden doors to built-in storage spaces.

**Bedroom 1 13' 4" x 10' 5" (4.06m x 3.17m) max**

With uPVC double glazed window to front and having radiator, multiple power points and wooden doors to built-in storage space.





### Outside

The property is approached to the front over a brick paved driveway providing ample off-road parking for multiple vehicles.

The front is set with a wealth of mature shrubs and small trees, alongside a paved path down to the front door.

The rear garden begins with a paved patio spanning the width of the property, contained by low level brick walls. The garden is predominantly laid to lawn with mature flower beds, shrubs and trees throughout, providing a wealth of established species. A dike down one side divides the formal garden from the further, tree-lined garden which runs parallel, adding approx. ½ an acre to the total plot (approx. 1.5 acres, sts).

### Further Information

Mains water and electric. Oil fired central heating. Drainage to a private system. UPVC double glazing.

Local Authority: North Kesteven District Council, Kesteven Street, Sleaford, Lincolnshire NG34 7EF. Tel No: 01529 414155. DISTRICT COUNCIL TAX BAND = D  
EPC RATING = E

**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](mailto:woodhallspa@robert-bell.org)  
Website: <http://www.robert-bell.org>

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Ground Floor



First Floor

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