



- 3 Bedroom Semi-Detached House
- Generous Rear Garden
- Popular Village Location
- Conservatory & Sun Room

- Impressive 4 Reception Room
- Garage With Driveway
- Kitchen With Separate Dining
- Call Today To View

Church Lane, Timberland, LN4 3SB  
Offers Over £185,000





Starkey&Brown is delighted to present this well-presented 3-bedroom semi-detached home, which offers versatile living space with modern comforts and a generous rear garden. With 4 reception rooms providing flexibility for family life and working from home, and briefly comprises a lounge, a separate dining room, a contemporary kitchen, a conservatory, and a sun room. Rising to the first floor, there are 3 bedrooms and a family bathroom. Externally, the property benefits from a garage, driveway parking for 2/3 cars, and a generously sized rear garden. The village of Timberland has amenities such as a public house and a great location for countryside walks, as well as a village green with swings, football goals and basketball hoop. Walking distance to the village of Martin which has a primary school and a nursery. Nearby towns such as Woodhall Spa and Sleaford provide further amenities. For more information or to arrange a viewing, contact Starkey&Brown. Council tax band: B. Freehold.



## uPVC door leads into:

### Porch

7' 3" x 5' 7" (2.21m x 1.70m)

Currently being used as an office area. Carpeted and access to:

### Lounge

17' 5" x 12' 2" including understairs (5.30m x 3.71m)

Double-glazed window to the front aspect, and is carpeted. Space for storage and a radiator. Open archway to:

### Dining Room

10' 4" x 7' 9" (3.15m x 2.36m)

Premium vinyl flooring, French doors into a conservatory, a radiator, and access to:

### Conservatory

11' 10" x 10' 1" (3.60m x 3.07m)

Double-glazed window to the rear aspect, tiled flooring, a radiator, and access to the rear garden.

### Kitchen

10' 9" x 9' 5" (3.27m x 2.87m)

A range of base and wall units and worktops, tiled flooring, tiled splashback, a double-glazed window looking into the sun room, plumbing for a washing machine and a dishwasher, space for a fridge freezer, an electric oven, and a 4-ring electric hob with extractor fan, a stainless steel sink with mixer tap. Access to:

### Lobby

14' 5" x 4' 3" (4.39m x 1.29m)

A window looking onto the driveway. Access from the front of the property. Access to:

### Sun Room

12' 1" x 8' 6" (3.68m x 2.59m)

Vinyl flooring, double-glazed windows looking to the rear aspect, and looking into the conservatory. A glass sliding door leading to the rear garden. Access to the garage.

### First Floor Landing

Loft hatch - partly boarded, ladder, electric, and a Velux window. Access to the airing cupboard housing the hot water tank. Access to bedrooms and the bathroom.

### Bedroom 1

13' 5" x 8' 4" (4.09m x 2.54m)

Double-glazed dormer window to the front aspect, carpeted, and a radiator.

### Bedroom 2

10' 7" x 8' 10" (3.22m x 2.69m)

Double-glazed window to the rear aspect, carpeted, and a radiator.

### Bedroom 3

11' 10" x 8' 9" (3.60m x 2.66m)

Double-glazed dormer window to the front aspect and a radiator.

### Family Bathroom

6' 6" x 6' 6" (1.98m x 1.98m)

Tiled flooring, a panelled bath with overhead shower, fully tiled, uPVC double-glazed frosted window to the rear aspect, a low-level WC, a wash hand basin, and a bidet.

### Outside Front

Having a driveway for 2/3 vehicles, a garage, and access to the lobby. In addition, there is a gravelled front garden with low maintenance perennial planting.

### Garage

19' 4" x 9' 6" (5.89m x 2.89m)

Having up and over door, access into the sun room, electric, plumbing with hot and cold water and plumbing for waste. Housing the boiler.

### Outside Rear

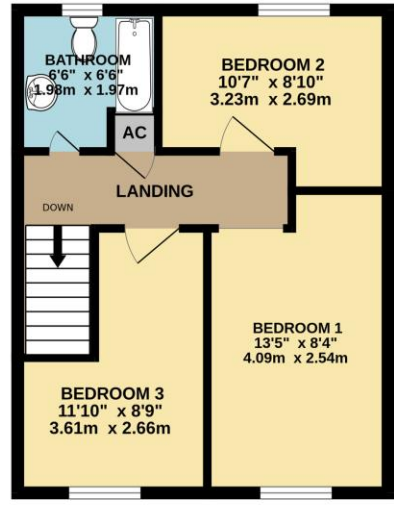
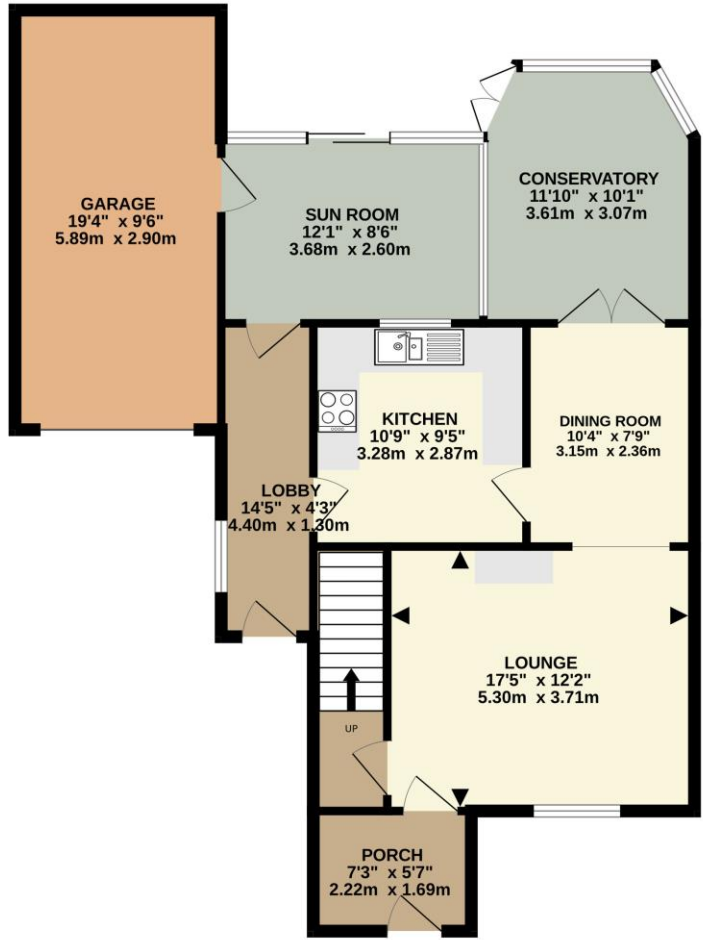
Fully enclosed with fencing, a good-sized lawn and two patio areas. Housing oil tank. Garden features a mature fruit and veg patch with established fruit trees.





GROUND FLOOR  
893 sq.ft. (83.0 sq.m.) approx.

1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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