



1 FEN ROAD, TIMBERLAND, LINCOLN, LINCOLNSHIRE, LN4 3SD

£175,000 FREEHOLD

Custard Cottage is located in a non-estate position and being a short walk to the centre of this idyllic and quaint village of Timberland. The property is conveniently located with easy links to both Lincoln, Sleaford and Boston, and just round the corner from the highly reputable 'Penny Farthing Inn'. The current owner has recently had the whole property full redecorated throughout, making it an ideal purchase for investors or first time buyer alike. The accommodation comprises of Entrance Porch, Kitchen, Lounge, Two Double Bedrooms and a Family Bathroom. Outside, there is a low maintenance garden with a shed, and pathway leading to the block paved driveway offering off street parking for two cars.

An early viewing is highly advised to avoid disappointment.

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ACCOMMODATION

Entrance Porch - 7' x 4' (2.13m x 1.22m)

Kitchen - 13'9" x 8'1" (4.2m x 2.46m)

Lounge - 13'9" x 11'10" (4.2m x 3.6m)

Bedroom One - 13'9" x 11'10" (4.2m x 3.6m)

Bedroom Two - 10'5" x 7'4" (3.18m x 2.24m)

Family Bathroom - 10'5" x 7'7" (3.18m x 2.3m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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