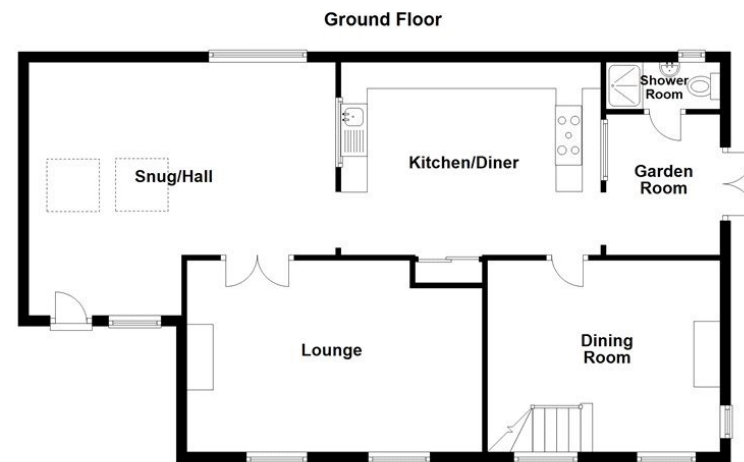


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	49
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



3 Martin Road, Timberland, Lincoln, LN4 3RU

£350,000 Freehold

Nestled in the serene and picturesque village of Timberland, this charming Detached family Home, boasts numerous charming features, this home provides ample space for a growing family. Offering four well-appointed bedrooms, this property exudes a cosy and homely atmosphere that is sure to captivate any potential buyer. With its inviting ambiance and modern finishes, this residence offers an ideal retreat to a quiet semi-rural location. The layout includes a welcoming Family Room, a spacious Kitchen Diner, a cozy Lounge, Dining Room, a charming Snug/Garden Room, a convenient Downstairs Shower Room, Four great sized Bedrooms, and a Family Bathroom. This property is a short walk away from the surrounding countryside perfect for dog walking. If you are seeking a warm and inviting home in a picturesque setting, this period detached house is an exceptional choice. This fantastic home benefits from UPVC sash windows and an efficient oil fire central heating system, which has been recently updated. Timberland is located to the South East of Lincoln, and is conveniently situated just 5 miles from Woodhall Spa and 9 miles from Sleaford. The village offers amenities such as a village hall, a community market, and a very popular village pub.

A viewing is highly recommended.

Stunning Character Property | Immaculately Presented Throughout | Country Style Kitchen with Solid Oak Worktop | Four Reception Rooms | Downstairs Shower Room & Upstairs Bathroom | Four Well Proportioned Bedrooms | Popular Village Location | Enclosed Private Garden



ACCOMMODATION

Family Room/Entrance - 19'5" x 15'6" (5.92m x 4.72m)

Lounge - 18'5" x 11'11" (5.61m x 3.63m)

Kitchen Diner - 20' x 10'11" (6.1m x 3.33m)

Dining Room - 13'1" x 12' (4m x 3.66m)

Garden Room - 8'9" x 8'9" (2.67m x 2.67m)

Shower Room - 7'2" x 2'11" (2.18m x 0.9m)

First Floor Landing

Bedroom One - 13'1" x 12'1" (4m x 3.68m)

Bedroom Two - 12' x 9'9" (3.66m x 2.97m)

Bedroom Three - 11' x 9'11" (3.35m x 3.02m)

Bedroom Four - 8'10" x 8'6" (2.7m x 2.6m)

Family Bathroom - 9'10" x 9'7" (3m x 2.92m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D

