



42 Church Lane

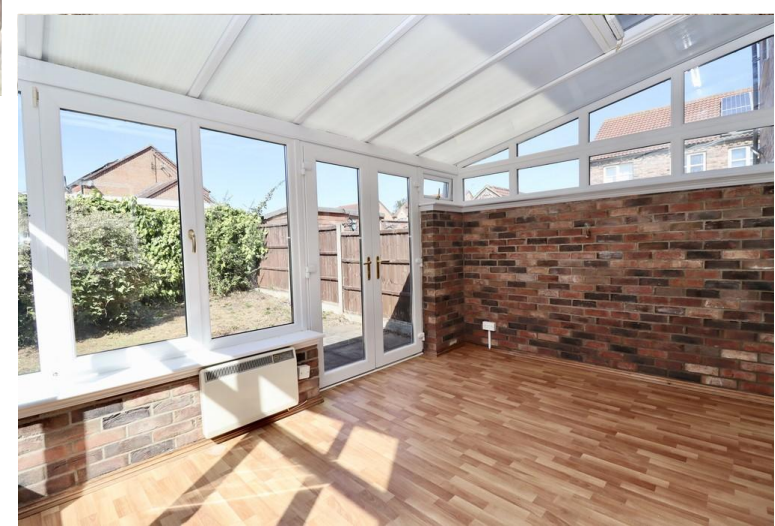
Timberland, Lincoln, LN4 3SB

£212,500

A three bedroomed semi-detached house situated in this quiet end of lane location and sits set back from the road. The property is located within the village of Timberland and located approximately 6 miles from the popular village of Woodhall Spa. The property has been recently redecorated throughout and has newly fitted carpets to the bedrooms, stairs and landing. Internally the property offers living accommodation briefly comprising of Entrance Hall, Downstairs WC, Lounge, Kitchen Diner, Garden Room and a First Floor Landing leading to three Bedrooms and a Bathroom. There are gardens to the front, side and rear of the property. The property also benefits from a driveway to the front and a driveway to the rear which also gives access to a Detached Single Garage. Viewing of the property is recommended and is being sold with No Onward Chain.



Church Lane, Timberland, Lincoln, LN4 3SB



SERVICES

Mains electricity, water and drainage. Oil fired central heating.

EPC RATING – D

COUNCIL TAX BAND – B

LOCAL AUTHORITY - North Kesteven District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Timberland is a quiet village located approximately 13 miles from the Market Town of Sleaford and approximately 14 miles from the historic Cathedral and University City of Lincoln. The popular village of Woodhall Spa is also easily accessible and offers a range of local shops, amenities, the famous The Kinema In The Woods and Jubilee Park with swimming facilities. Metherringham is also within easy access and has a train service into Lincoln City Centre and Sleaford.



ACCOMMODATION

ENTRANCE HALL

With UPVC double glazed external door to the front elevation, vinyl flooring and stairs to the first floor.

W.C

6' 4" x 3' 7" (1.93m x 1.09m) , with UPVC double glazed window to the front elevation, vinyl flooring, low level WC, wash hand basin with tiled splashback and radiator.

LOUNGE

15' 0" x 11' 8" (4.57m x 3.56m) , with UPVC double glazed window to the front elevation, vinyl flooring, radiator and wall lighting.



KITCHEN DINER

15' 1" x 10' 11" (4.6m x 3.33m) , with UPVC double glazed external door to the side elevation, UPVC double glazed window and double doors to the garden room, vinyl flooring and fitted with a range of wall, base units and drawers with work surfaces over, integral oven, four ring ceramic hob with extractor fan over, stainless steel sink unit and drainer, plumbing and space for washing machine, radiator and under stairs storage cupboard.

GARDEN ROOM

13' 4" x 9' 3" (4.06m x 2.82m) , with UPVC double glazed windows and double doors to the rear garden, power points and electric heater and vinyl flooring.

FIRST FLOOR LANDING

With UPVC double glazed window to the side elevation, banister rail and airing cupboard housing the hot water cylinder.



BEDROOM 1

12' 0" x 9' 3" (3.66m x 2.82m) , with UPVC double glazed window to the front elevation, fitted wardrobe, over stairs storage cupboard and radiator.

BEDROOM 2

9' 4" x 8' 3" (2.84m x 2.51m) , with UPVC double glazed window to the rear elevation and radiator.

BEDROOM 3

9' 4" x 6' 6" (2.84m x 1.98m) , with UPVC double glazed window to the rear elevation and radiator.



BATHROOM

7' 2" x 5' 8" (2.18m x 1.73m) , with vinyl flooring, partly tiled walls, heated towel rail and suite to comprise of low level WC, wash hand basin and bath with mains shower over.

OUTSIDE

To the front of the property there is a lawned garden with a driveway and access to the side lawned garden and access to the oil tank. To the rear of the property there is a patio seating area, lawned garden and mature shrubs. To the rear there is a further driveway providing off road parking and access to the Detached Single Garage.



WEBSITE

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REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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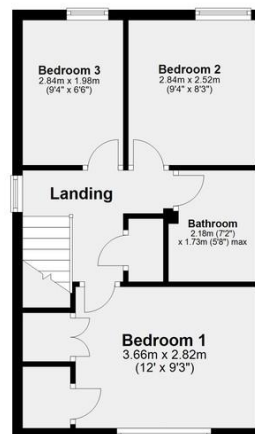
Ground Floor

Approx. 51.1 sq. metres (550.0 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.7 sq. feet)



Total area: approx. 88.3 sq. metres (950.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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