



**Fen Road, Timberland Lincoln LN4 3SD**

**welcome to**

## **Fen Road, Timberland Lincoln**

The property comprises a large entrance hall, open plan spacious kitchen living space, modern kitchen, utility room, master bedroom with en-suite, two further bedrooms, second shower room, ample off road parking via block paved driveway and beautifully maintained private rear garden.

### **Entrance Hall**

Access via double glazed front door, doors into the living accommodation, the hallway then opens into the kitchen/living space.

### **Kitchen**

14' 11" x 14' ( 4.55m x 4.27m )

Double glazed window to side, kitchen comprising a range of floor and wall based cupboards, quartz worktop, sink with drainer, a whole range of kitchen appliances such as microwave oven with warming drawer, wi-fi fan oven, induction hob, integrated dishwasher, under counter freezer within the large central island, spaces for wine cooler cabinet and large fridge freezer and tiled flooring. The kitchen then opens into the living area giving a wonderful open plan feel.

### **Living Space**

32' 1" x 24' ( 9.78m x 7.32m )

A fantastic space, one of the biggest selling points of the property comprising two large sets of double glazed bi-fold doors opening out to rear garden, space for large dining table, TV point, under floor heating throughout the living areas.

### **Utility Room**

10' 3" x 5' 5" ( 3.12m x 1.65m )

Range of floor and wall based cupboards, spaces for dryer and washing machine.

### **Bedroom One**

17' 3" max x 11' 5" ( 5.26m max x 3.48m )

Double glazed bay window to front, double glazed window to side, fitted wardrobes, door into en-suite.

### **En-Suite**

Double glazed window to side, wc, double sink, large walk in shower, heated towel rail and extractor

fan to wall.

### **Bedroom Two**

10' 8" x 9' 6" ( 3.25m x 2.90m )

Double glazed window to front and fitted wardrobes.

### **Bedroom Three**

9' 7" x 7' 8" ( 2.92m x 2.34m )

Double glazed window to side.

### **Second Shower Room**

WC, wash hand basin, large walk in shower, heated towel rail and extractor fan.

### **Front Exterior**

Large block paved driveway including mature shrubs and ample off road parking.

### **Garage**

20' 9" x 11' 2" ( 6.32m x 3.40m )

Garage with power, lighting, fitted shelving and electric garage door.

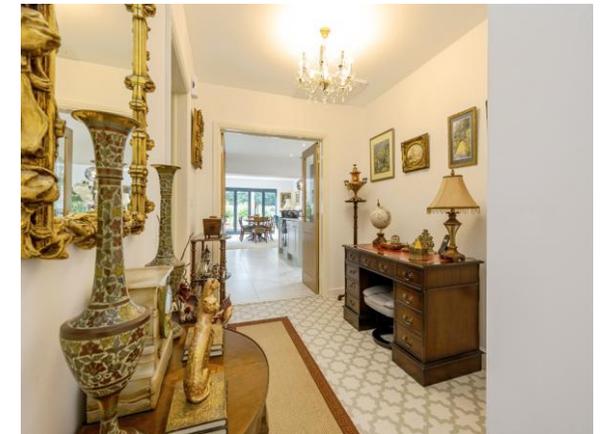
### **Shed**

15' 3" x 3' 11" ( 4.65m x 1.19m )

Lean to shed with power, lighting and fitted shelving.

### **Rear Garden**

Beautifully maintained rear garden with raised patio area to the very rear of the bungalow ideal for outdoor dining in the summer months. The rear garden is wonderfully enclosed giving it extreme privacy, the majority of the garden is made up from laid lawn with flower beds housing mature shrubs and flowers throughout.





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## Fen Road, Timberland Lincoln

- VIEWING IS HIGHLY ADVISED
- NESTLED WITHIN THE PEACEFUL VILLAGE OF TIMBERLAND
- AMPLE OFF ROAD PARKING VIA BLOCK PAVED DRIVEWAY & INTEGRAL GARAGE
- IMMACULATELY PRESENTED INTERNALLY & EXTERNALLY
- IMPRESSIVE OPEN PLAN KITCHEN/LIVING SPACE

Tenure: Freehold EPC Rating: C

Council Tax Band: E



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LCR122864 - 0006

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