

The Manor, West Street, Timberland, LN4 3RX



- *Stunning Semi-Detached Manor House*
- *Commanding Central Village Location*
- *Accommodation in Need of Total Modernisation*
 - *6 Reception Rooms, 6 Bedrooms*
 - *Family Bathroom & En-suite Shower Room*
- *Large Gardens Extending to Approximately 1 Acre (STS)*
- *Oil Fired Central Heating* ▪ *Part Sealed Double Glazed Windows*
- *Conveniently Located for Both Lincoln & Sleaford*

Offers in the Region of £475,000



ACCOMMODATION Holding a most commanding position in the centre of this much sought after village, set in mature grounds of approximately one acre (STS) with a 300 year old Horse Chestnut Tree taking pride of place in the centre of the grounds, is this semi-detached manor house. Parts of the property date back approximately 400 years, and the house does require total modernisation, but offers great potential to any prospective purchaser to create a stunning family home. The property is conveniently situated for the market town of Sleaford and the Cathedral City of Lincoln and within easy commuting distance of Newark & Grantham with their rail network connections to Kings Cross, London.

The accommodation, has a burglar alarm system installed, oil fired central heating and partial sealed double glazed windows and briefly comprises the following:

RECEPTION HALL having staircase to the first floor, parquet flooring, radiator and telephone point.

CLOAKROOM having low level WC, hand basin, radiator, wall light and tiled floor.

DRAWING ROOM 17' 0" x 16' 2" (5.18m x 4.92m) having feature brick open fireplace and hearth, two radiators, timber flooring and picture rail.

LIVING / DINING ROOM 37' 5" x 15' 0" (11.40m x 4.57m)



Having two feature open fireplaces with hearth, three radiators, TV aerial point, wall lights and double doors to the garden.

STUDY 18' 0" x 8' 8" (5.48m x 2.64m) having tiled floor, radiator, double doors to the garden, wall lights and fitted double storage display cupboards with shelving.

BREAKFAST ROOM 15' 2" x 12' 0" (4.62m x 3.65m)



Having a Belfast sink with mixer taps and wooden worktops with draining area with double cupboard under, space and plumbing for an automatic washing machine, double doors to the boot room, radiator, tiled floor, wall thermostat and an open arch to:

KITCHEN 17' 0" x 15' 3" (5.18m x 4.64m)



Having a large porcelain sink with mixer taps with double base cupboard under a wooden worktop with single drainer. Space and plumbing for an automatic dishwasher, space for an electric cooker, inglenook, oil fired boiler, electric night storage heater, secondary staircase to the first floor and door to the **REAR ENTRANCE PORCH** with tiled floor.

BOOT ROOM 15' 3" x 12' 5" (4.64m x 3.78m) having access to the rear garden.

ON THE FIRST FLOOR

LANDING with BEDROOM ONE off 17' 0" x 16' 3" (5.18m x 4.95m)



Having radiator and views over the front garden.

BEDROOM TWO 16' 2" x 13' 5" (4.92m x 4.09m) having radiator, hand basin with wall mirror and electric shaver light and point over, timber flooring, views over the front garden and built-in double wardrobe.

BATHROOM 18' 4" x 13' 4" (5.58m x 4.06m)



Having central enclosed bath, tiled shower cubicle with curtain and rail, bidet and low level WC. Radiator and built-in airing cupboard housing the pre-lagged hot water tank with immersion heater fitted.

SECONDARY LANDING with radiator and BEDROOM THREE off, 16' 8" x 11' 3" (5.08m x 3.43m) with radiator, picture rail and open arch to:

EN-SUITE SHOWER ROOM with tiled shower cubicle, pedestal hand basin and low level WC.

BEDROOM FOUR 15' 3" x 12' 0" (4.64m x 3.65m) with radiator, timber flooring, night storage heater and door to the games room and secondary staircase leading down to the kitchen. Access to roof void.

GAMES ROOM 17' 0" x 15' 4" (5.18m x 4.67m) having exposed timber ceiling, staircase to the kitchen.

ON THE SECOND FLOOR having a return staircase from the first floor landing with fitted double storage cupboard, radiator and access to the roof void.

BEDROOM FIVE 17' 1" x 16' 0" (5.20m x 4.87m) having feature fire surround, radiator, fitted double storage cupboard and views over the front garden.

BEDROOM SIX 16' 1" x 15' 2" (4.90m x 4.62m) having feature fire surround, radiator, fitted double storage cupboard and views over the front garden.

THE GARDENS (Approximately 1 Acre in size, subject to survey).

The property is situated in a commanding central location in the village on a corner plot, part surrounded by a brick wall and access is approached off West Street through wrought iron gates over a circular tarmac driveway with central lawn and the 300 (approx) year old Horse Chestnut tree, flanked by flower and shrub beds. There are further gardens with patio area to the south-west side of the property and to the east side are further good sized lawned gardens with vegetable garden and **GREENHOUSE**, further **OUTBUILDINGS** and an enclosed gravelled **COURTYARD AREA**



ENERGY PERFORMANCE CERTIFICATE TO FOLLOW

OUTGOINGS

The property is situated within the North Kesteven District Council and we are advised is in Band G.

POSSESSION

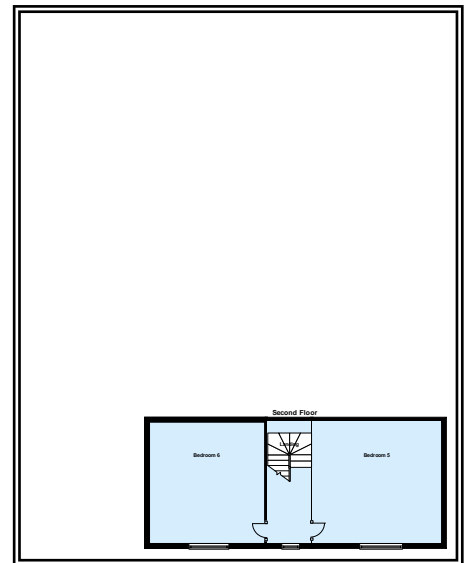
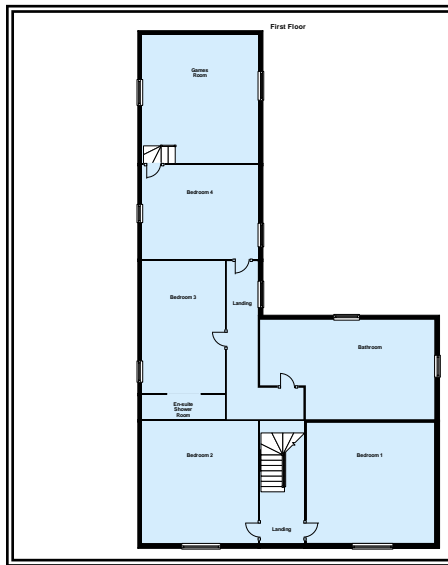
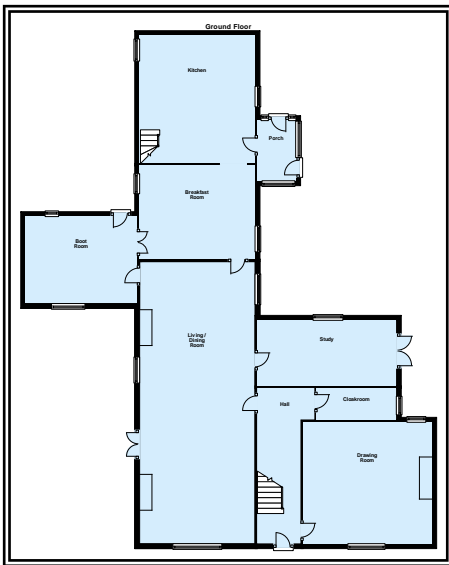
Vacant possession will be given on completion.

FIXTURES & FITTINGS All those detailed are included in the sale as are the fitted carpets.

VIEWING

Strictly and only by prior appointment to be made through the selling agents **-Walter's-**

Floor plans are to show layout only and are not to scale



MONEY LAUNDERING REGULATIONS Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address.

BUILDING MEASUREMENTS

All building measurements have been taken in accordance with the RICS code of measuring practice.

DISCLAIMER -Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price. WH01603

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