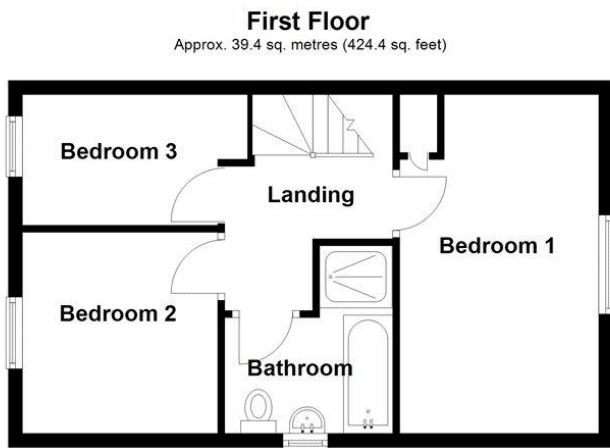
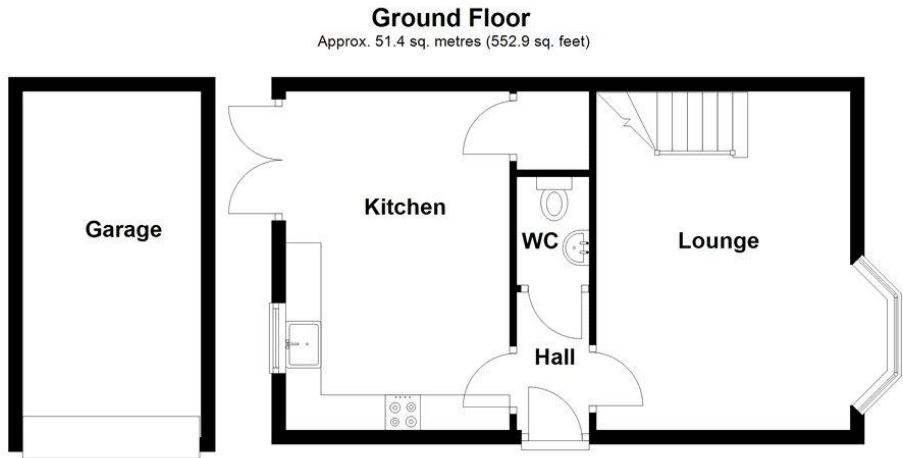
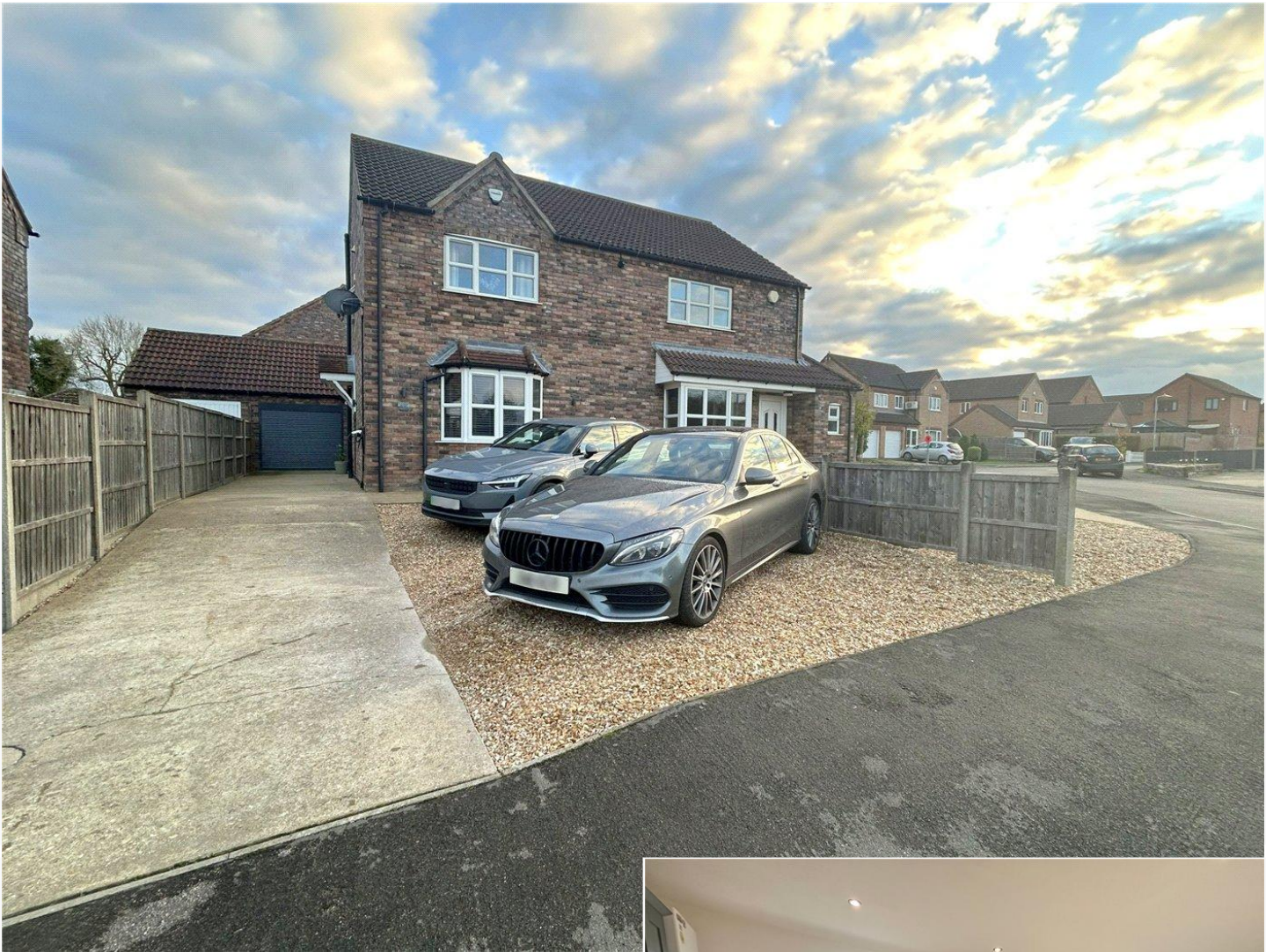




Score	Energy rating	Current	Potential
92+	A	92 A	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 90.8 sq. metres (977.2 sq. feet)



1C, Bayfield Road, Timberland, Lincoln, Lincolnshire, LN4 3YL

£225,000 Freehold

Situated in a quiet cul-de-sac location, is this lovely three-bedroom semi-detached home, which has been thoughtfully updated by the current owners. The property has been freshly decorated throughout and includes several recent improvements, such as a new Nest heating system, CCTV covering the full property, a new front door, new French rear doors, an electric garage door, and updated flooring, giving it a modern and well cared for feel. Energy efficiency has also been enhanced with the installation of solar panels, an iSolarboost hot water system, and an impressive EPC Rating: A.

Beautifully Presented Semi-Detached Home | EPC rating A | Solar Panels, Electric Vehicle Charger | Freshly Decorated Throughout | Modern Open Plan Dining Kitchen | Stylish Bathroom with Separate Shower | Three Well-Proportioned Bedrooms | New Alarm and CCTV system | New Nest Smart Heating System | New Front Door, French Doors and Flooring | Ample Parking | Detached Garage with Electric Roller Door | Low Maintenance Rear Garden | Peaceful and Popular Residential Location



DESCRIPTION

The front door opens into a welcoming hallway leading through to a spacious lounge, where the bay window floods the room with natural light. To the rear, the open-plan dining kitchen has an inviting feel, fitted with a stylish range of sage green units and wooden worktops. There’s plenty of space for family dining, and the French doors open straight out onto the garden – perfect for summer evenings. A handy downstairs WC completes the ground floor.

Upstairs are three well-presented and spacious bedrooms. The family bathroom is finished to a high standard with modern tiling, a bath and separate shower, Mira bathroom controls, and a contemporary vanity unit. A boarded loft with ladder hatch provides excellent additional storage space.

Outside, the property sits on a generous plot with a gravel and solid concrete driveway providing ample parking, an electric vehicle charger, and access to a single garage with an electric door. The rear garden is private and low-maintenance, with a mix of decking, patio, and artificial lawn, ideal for entertaining.



ACCOMMODATION

Entrance Hall

Kitchen - 15'10" x 10'5" (4.83m x 3.18m)

Lounge - 15'10" x 11'10" (4.83m x 3.6m)

WC

Garage - 16'1"x 8'4" (4.9mx 2.54m)

Bedroom 1 - 15'11" x 9'3" (4.85m x 2.82m)

Bedroom 2 - 9'5" x 9'1" (2.87m x 2.77m)

Bedroom 3 - 10'6" x 6'6" (3.2m x 1.98m)

Bathroom

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

