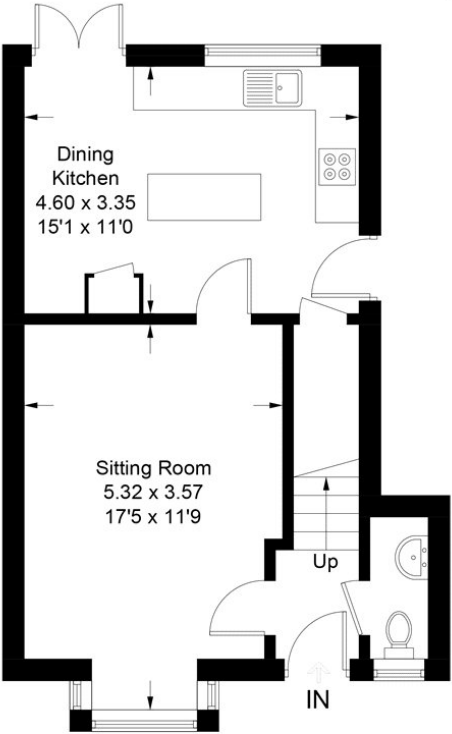


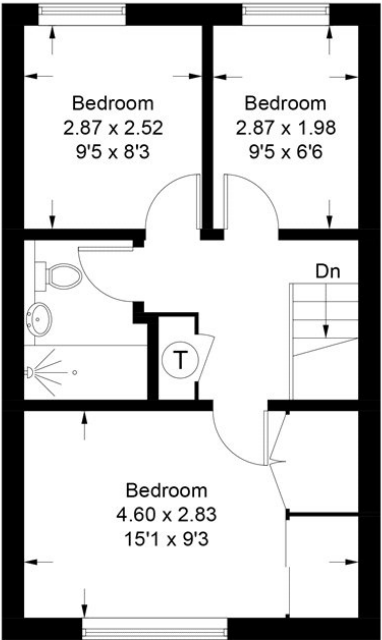
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

40 Church Lane

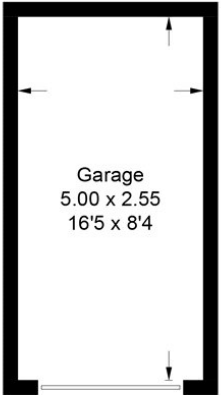
Approximate Gross Internal Area
Ground Floor = 40.8 sq m / 439 sq ft
First Floor = 37.5 sq m / 404 sq ft
Garage = 12.7 sq m / 137 sq ft
Total = 91.0 sq m / 980 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



40 Church Lane, Timberland, Lincolnshire, LN4 3SB

£220,000 Freehold

Situated on Church Lane, this well-presented three-bedroom semi-detached home offers practical accommodation, a modern kitchen diner and a low-maintenance rear garden, making it an ideal choice for first-time buyers and families alike.

Three-Bedroom Semi-Detached Home | Spacious Lounge With Bay Window | Modern Kitchen Diner With Island | Three Well-Proportioned Bedrooms | Contemporary First-Floor Shower Room | Ground Floor WC | Low-Maintenance Enclosed Rear Garden | Generous Driveway & Detached Garage | Timber Summerhouse & Garden Storage | Ideal First-Time Buy Or Family Home



The ground floor comprises an entrance hallway, a spacious sitting room with a feature bay window and a modern kitchen diner fitted with dark grey units, marble-effect worktops and a central island. French doors open onto the rear garden, while a downstairs WC completes the ground floor.

Upstairs are three bedrooms, including a generous principal bedroom with built-in storage, alongside a modern shower room featuring a walk-in shower, contemporary tiling and fitted vanity storage.

Outside, the property benefits from a generous driveway providing off-road parking for multiple vehicles, together with a detached single garage. The enclosed rear garden has been designed with low maintenance in mind, featuring artificial lawn, a paved patio and timber garden buildings, providing an ideal space for relaxing or entertaining.

ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Sitting Room - 17'5" x 11'9" (5.3m x 3.58m)

Kitchen Diner - 15'1" x 11' (4.6m x 3.35m)

Bedroom One - 15'1" x 9'3" (4.6m x 2.82m)

Bedroom Two - 9'5" x 8'3" (2.87m x 2.51m)

Bedroom Three - 9'5" x 6'6" (2.87m x 1.98m)

Shower Room

Garage - 16'5" x 8'4" (5m x 2.54m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B