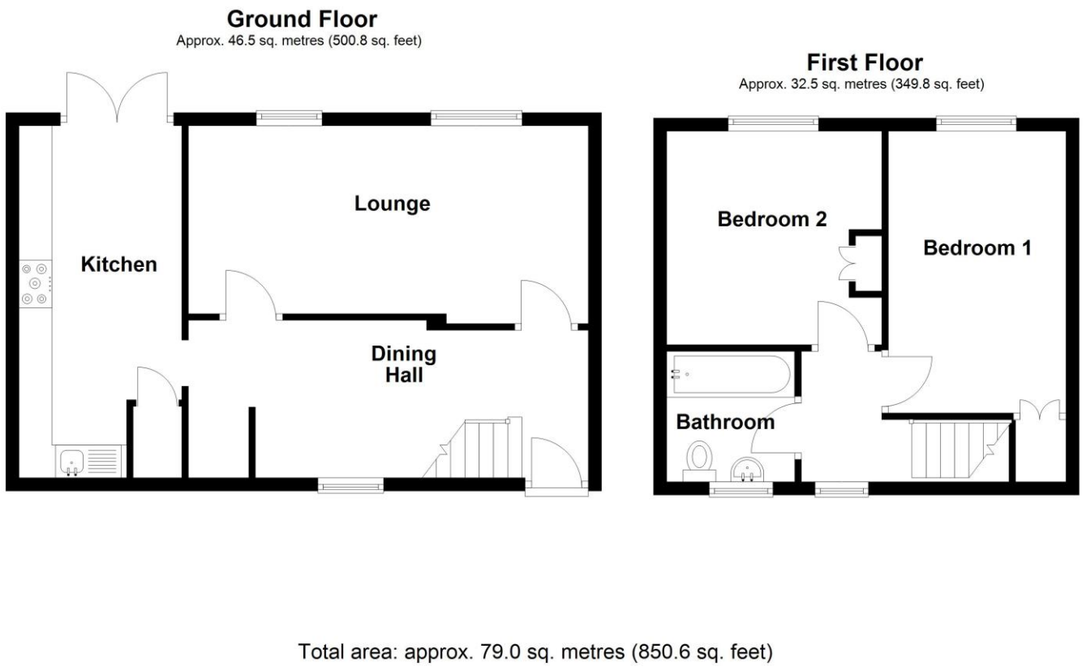
EPC TO FOLLOW



9 Auckland Crescent, Timberland, Lincoln, Lincolnshire, LN4 3RT

£240,000 Freehold

NO CHAIN This Two Double Bedroom Semi-Detached Home is offered for sale with the benefit of no onward chain.

The accommodation comprises of Dining Hall, Kitchen, Lounge, Two Double Bedrooms & a Family Bathroom. This deceptively spacious and well-presented semi-detached family home is located in a quiet cul-de-sac in the Lincolnshire village of Timberland.The property has been thoughtfully improved by the current owners and offers a versatile layout with a welcoming Dining Hallway, a bright lounge, and a lovely modern fitted Kitchen with numerous integrated appliances. Outside, to the front of the property, there is a large block paved driveway offering ample off street parking. The rear garden benefits from range of block paved patio and hardscaped areas, with a brick built shed at the bottom of the garden with light and power. There is a further paved area behind this outbuilding which could be used as an entertaining area. Timberland village enjoys excellent transport links to nearby villages, including Metheringham and Woodhall Spa, which offer a variety of local amenities such as shops, schools, and other essential services. With its spacious layout and convenient location, this home is ideal for family living. Early viewing is recommended to appreciate the size and quality of the property.

NO CHAIN | TWO DOUBLE BEDROOMS | NEW BLOCK PAVED DRIVEWAY | AMPLE PARKING | MODERN FITTED KITCHEN | STYLISH FULLY TILED BATHROOM | NON OVERLOOKED REAR GARDEN | NEWLY LADNSCAPED & WELL MAINTAINED GARDEN | BRICK BUILT SHED WITH POWER & PLUMBING | VIEWING HIGHLY ADVISED

ACCOMMODATION

Dining Hall - 20' x 7'5" (6.1m x 2.26m)

Kitchen - 17'9" x 8' (5.4m x 2.44m)

Lounge - 30' x 9'5" (9.14m x 2.87m)

Bedroom 1 - 14' x 8'10" (4.27m x 2.7m)

Bedroom 2 - 10'9" x 10'8" (3.28m x 3.25m)

Bathroom - 6'4" x 5'4" (1.93m x 1.63m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A