

**DRAFT**

***BAYFIELD ROAD,  
TIMBERLAND, LN4 3YL***



**£210,000**

***A spacious and modern Three Bedroom Semi-Detached House located within this quiet and popular village with Single Garage and Ample Parking, Downstairs Cloakroom, and South Facing Rear Gardens. The property offers good sized accommodation which benefits from Oil Central Heating and Double Glazing and comprises Entrance Hall, Cloakroom, Lounge, 15'1" Dining Kitchen, Three Bedrooms, and Family Bathroom. Outside to the front is a low maintenance garden with decorative slate, whilst the Rear Gardens are South Facing, Fully Enclosed and Particularly Private. To the rear is a Single Garage and Drive for Parking. This property would make an ideal First Time Buy or anyone looking to Downsize.***

**Directions:**

Travelling from Sleaford on the A153 towards Ruskington, enter the village and continue to the roundabout and take the first exit onto Rectory Road. Follow the road as it bears to the right into Lincoln Road and proceed out of the village. Continue through the villages of Dorrington and Digby and continue into Scopwick. Take the second turning on the right into Main Street. Proceed out of the village and through Kirkby Green to the crossroads and continue straight on. Proceed into the village of Timberland. Follow the road as it bears to the right into Main Street, and right again into Church Lane. Take the first turning on the right into Bayfield Road where the property is located on the right-hand side as indicated by our 'For Sale' board.

Double glazed entrance door provides access to the Entrance Hall having coved ceiling.

**Cloakroom:**

Having close coupled w.c, vanity hand washbasin with mixer tap, coved ceiling, and radiator.

**Lounge: 3.53m (11'7") x 4.57m (15'0")**

Having bay window, feature electric fire with surround, two wall light points, coved ceiling, and radiator.

**Dining Kitchen: 4.60m (15'1") x 3.30m (10'10")**

Having a range of matching wall and base units with worktop over, 1 1/2 bowl inset stainless steel drainer sink with mixer tap, single electric oven, inset four ring electric hob with matching unit extractor over, space and plumbing for washing machine, space and plumbing for dishwasher, space for under counter fridge, under stairs store cupboard, coved ceiling, radiator, and side and rear entrance doors.

Stairs from the entrance hall provide access to the **First Floor Landing** having airing cupboard, loft access, smoke alarm, and radiator.

**Bedroom 1: 4.60m (15'1") x 2.82m (9'3")**

Having store cupboard and radiator.

**Bedroom 2: 2.82m (9'3") x 2.84m (9'4")**

Having radiator.

**Bedroom 3: 1.98m (6'6") x 2.84m (9'4")**

Having radiator.

**Bathroom: 1.70m (5'7") x 2.18m (7'2") max**

Being replaced in 2025 and having concealed cistern W.C, vanity hand washbasin with mixer tap, 'P' shaped panelled bath with mixer tap and mains shower over, tiled splashbacks, ceiling downlighters, extractor fan, and chrome towel radiator.

**Lounge****Dining Kitchen****Further Aspect****Bedroom 1****Bedroom 2**



**Outside:**

The front gardens are enclosed by timber fencing and laid to plum slate for ease of maintenance with a path leading to the front entrance door. A timber gate provides access to the South facing rear garden which is laid to lawn with a concrete patio area and path, and are fully enclosed by a combination of timber fencing and brick wall. A concrete path to the side of the property provides access to the **Single Garage 2.51m (8'3") x 4.80m (15'9")** having manual up and over door, power points, and lighting. A drive to the front of the garage provides off road parking for two vehicles.

**Council Tax Band: B**

North Kesteven District Council annual charge £1704.36



**Bedroom 3**



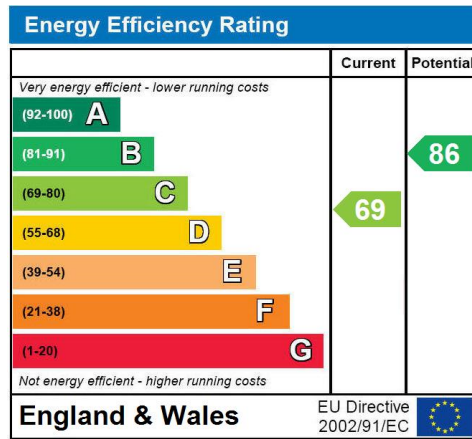
**Bathroom**



**Rear Garden**



**Garage & Parking**



*Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

*Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

*Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

*Reference MKR1003442*

**Viewing Strictly by Appointment With Mark Rice Estate Agents**  
**Telephone 01529 414488**