



Malt House

3 Fen Road, Timberland, Lincolnshire LN4 3SD





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Lincoln – 14 miles

Grantham – 26 miles (with East Coast rail link to London)

Boston – 21 miles

(Distances are approximate)

An interesting home of some considerable appeal being the main central part of a former brewery converted decades ago into three characterful properties. The well presented accommodation is over three floors and consists of four bedrooms, kitchen diner, conservatory and sitting room. All the bedrooms and living space overlook the attractive gardens including the particularly appealing top floor bedroom providing a triple aspect views over the village and open countryside beyond. Outside, there are mature gardens, side by side parking and timber workshop. The village has a nice community feel, traditional public house and many pleasing countryside walks in all directions. Shopping and social facilities can be found within the nearby inland resort of Woodhall Spa and Metheringham with its train station.



ACCOMMODATION

Conservatory [10' x 6' (3.05m x 1.83m)] having a uPVC main entrance door providing a warm welcome into this appealing home and an ideal spot to enjoy the garden. There is tiled flooring, power points, radiator, timber stable door into the kitchen diner and door to:

Cloakroom comprising low level WC, wash hand basin over vanity cupboard and tiled flooring.



Kitchen Diner [14' 10" x 9'8" (4.52m x 2.94m)] with a range of fitted units comprising one and a half bowl sink with drainer inset to work surface over base units and space and plumbing for washing machine. There are wall mounted cupboards with downlighting, electric range double oven with filter hood over, space for fridge freezer to one side and larder cupboard to other. There is tiled flooring, power points and doorway to:

Inner Lobby with staircase to first floor and having attractive leaded pattern glazed detailing. The lobby is open plan with:

Sitting Room [18'7" x 14'1" (5.66m x 4.29m) including staircase] a lovely room with two separate uPVC doors opening out to and providing views over the garden. There is a feature fireplace between arched alcoves, radiator and power points.

First Floor

Landing with built-in airing cupboard, wood effect floorings, latch door to staircase to the top floor and timber doors to:

Bedroom 1 [12' x 8' (3.65m x 2.44m)] with views over the garden; having radiator and power points.

Bedroom 2 [9'6" x 9'2" (2.89m x 2.79m)] overlooking the garden and having radiator and power points.

Bedroom 3 [9'6" x 8'4" (2.89m x 2.54m) max of an L-shaped room] currently used as a home office, overlooking the garden and having radiator and power points.

Bathroom being fully wall tiled and having a white suite comprising panel bath with shower over, pedestal wash hand basin, low level WC, tiled flooring and radiator.

Second Floor

Bedroom 4 [14'3" x 8'6" (4.34m x 2.59m)] a most appealing triple aspect room providing excellent natural light, superb views over the village and open countryside beyond. Currently used as a studio with radiator and power points.

OUTSIDE

The property is approached over a shared driveway leading to private side by side parking. There is a **Timber Workshop** [16'5" x 8' (5.00m x 2.59m)] to one side and gate leading to the attractively landscaped gardens, mostly laid to lawn with a wide variety of decorative shrubs to borders. A path leads along the garden to the main entrance door, with patio area off the living room providing a pleasing outside space.



ENERGY PERFORMANCE RATING: E

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa office, 19 Station Road, Woodhall Spa. LN10 6QL

Tel: 01526 353333

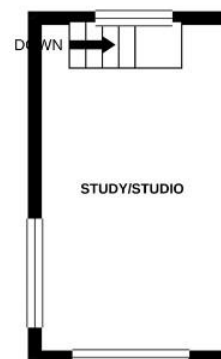
Email: woodhallspa@robert-bell.org;

Website: <http://www.robert-bell.org>

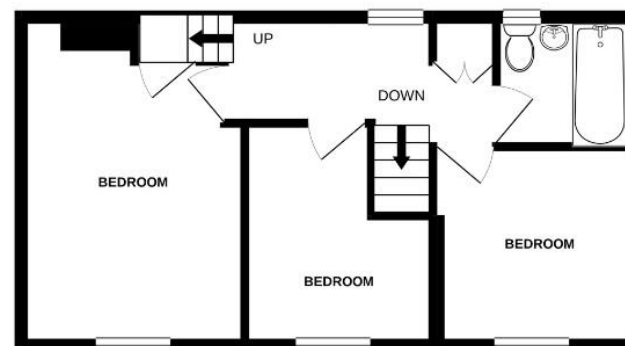
Brochure prepared March 2021



2ND FLOOR
120 sq.ft. (11.1 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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