



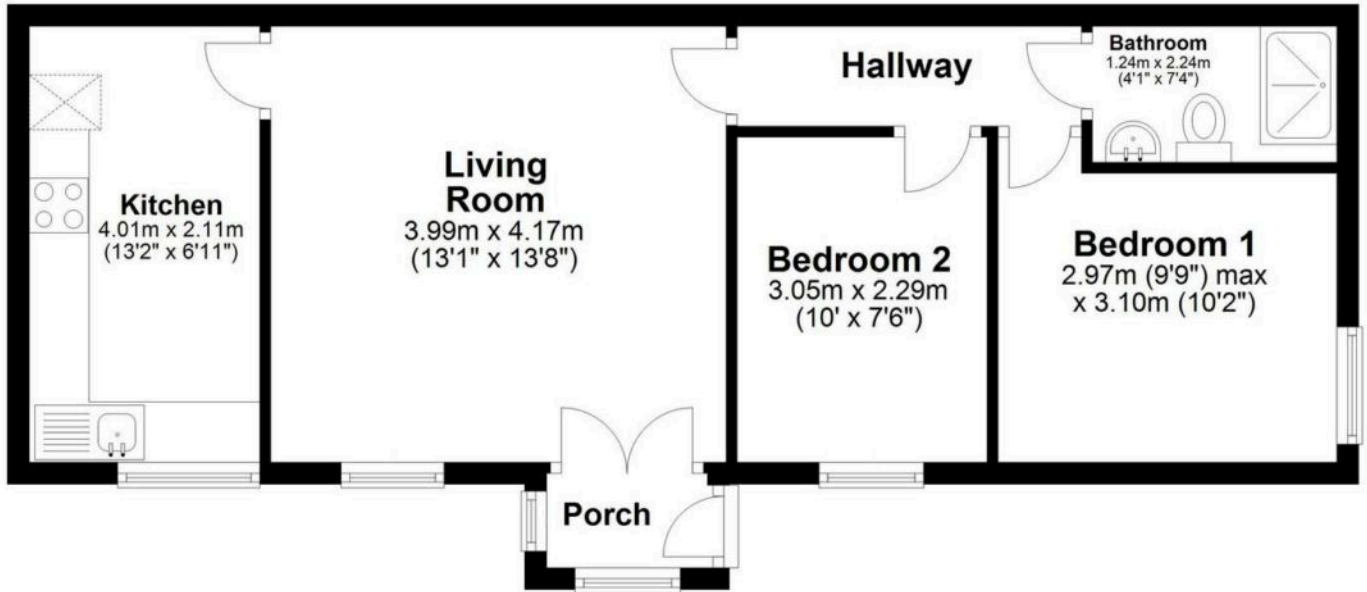
3 Main Street, Timberland

£120,000 Freehold

No Onward Chain: Makes for a quicker and easier purchase. • Two Double Bedrooms: Provides ample space for comfortable living. • Shower Room: Modern and convenient. • Good Size Lounge: Perfect for relaxing and entertaining. • Fitted Kitchen: With ample counter and storage space. • Off-Street Parking: Added convenience and peace of mind. • Peaceful Village Location: Enjoy a tranquil setting. • Council Tax Band: Rated B in the North Kesteven District • Energy Efficiency: EPC rated E44 potential B88.

Ground Floor

Approx. 49.4 sq. metres (532.1 sq. feet)



Total area: approx. 49.4 sq. metres (532.1 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Plan produced using PlanUp.

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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F