



Mill Lane, Martin

- EXCEPTIONALLY well presented, FOUR DOUBLE bedroom, HIGH SPECIFICATION detached HOUSE
- Block paved QUADRUPLE width PARKING and GARAGE WORKSHOP (having remote controlled door, light power, rear window and pedestrian door to garden)
- GOOD '76' ENERGY efficiency RATING, UNDERFLOOR heating downstairs and CENTRAL heating upstairs (boiler serviced annually), and DOUBLE glazing
- 228 sq ft dual aspect KITCHEN DINER including soft closure fitted units, bespoke shaped worktops, ALL BOSCH APPLIANCES etc, and a UTILITY room
- VERY DESIRABLE cul-de-sac LOCATION in WELL SERVICED village, ONLY 3.8 miles to TRAIN station
- NEW 2016 with 10 year NHBC (National House Building Council) WARRANTY and insurance
- Access both sides of property to PRIVATE, fully enclosed rear GARDEN including PATIO and SEATING AREAS
- 215 sq ft dual aspect LOUNGE including feature fireplace (having WOOD/multi fuel BURNER) and FRENCH doors to rear garden
- MODERN BATH and SHOWER room and EN-SUITE having frame-less walk-in shower, BOTH fully tiled, downstairs W.C.

Offers Invited £425,000

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Mill Lane, Martin

DESCRIPTION

This is an exceptionally well presented, four double bedroom, high specification, detached house, built new in 2016 with 10 year NHBC (National House Building Council) warranty and insurance, also having block paved quadruple width parking, garage workshop (with remote controlled door, light, power, rear window and pedestrian door to garden), access down both sides of the property to the private, fully enclosed rear garden including patio and seating areas, all in a very desirable cul-de-sac location of the well serviced village of Martin, only 3.8 miles to train station.

The property also benefits from good '76' energy efficiency rating, underfloor heating downstairs and central heating upstairs (boiler serviced annually), Bereco hardwood double glazing including French doors, quality oak and tiled flooring downstairs including W.C, fully tiled bath/shower rooms, carpeted landing and bedrooms, oak veneer internal doors, oak staircase, security alarm system, external water supply and contemporary lighting, and is offered freehold.

It consists of tiled roof front porch, entrance hall with built in cupboard, 215 sq ft dual aspect lounge including feature fireplace (having wood/multi fuel burner) and French doors to rear garden, 228 sq ft dual aspect kitchen diner incl generous dining area, soft closure fitted units, bespoke shaped worktops, Bosch appliances (oven, hob, fridge, freezer and dishwasher) and designer style extractor hood, utility room with access to the rear garden, W.C, galleried style landing, modern bath and shower room fully tiled, master bedroom, en-suite with frame-less walk-in shower and fully tiled, second, third and fourth double bedrooms.

The well serviced village of Martin has a primary school (OFSTED rating 'Good'), village hall, cricket club, nursing home etc, is only 3.8 miles to the train station at Metheringham and 4.8 miles to the tree-lined village of Woodhall Spa, home of the National Golf Centre that also has many other amenities.





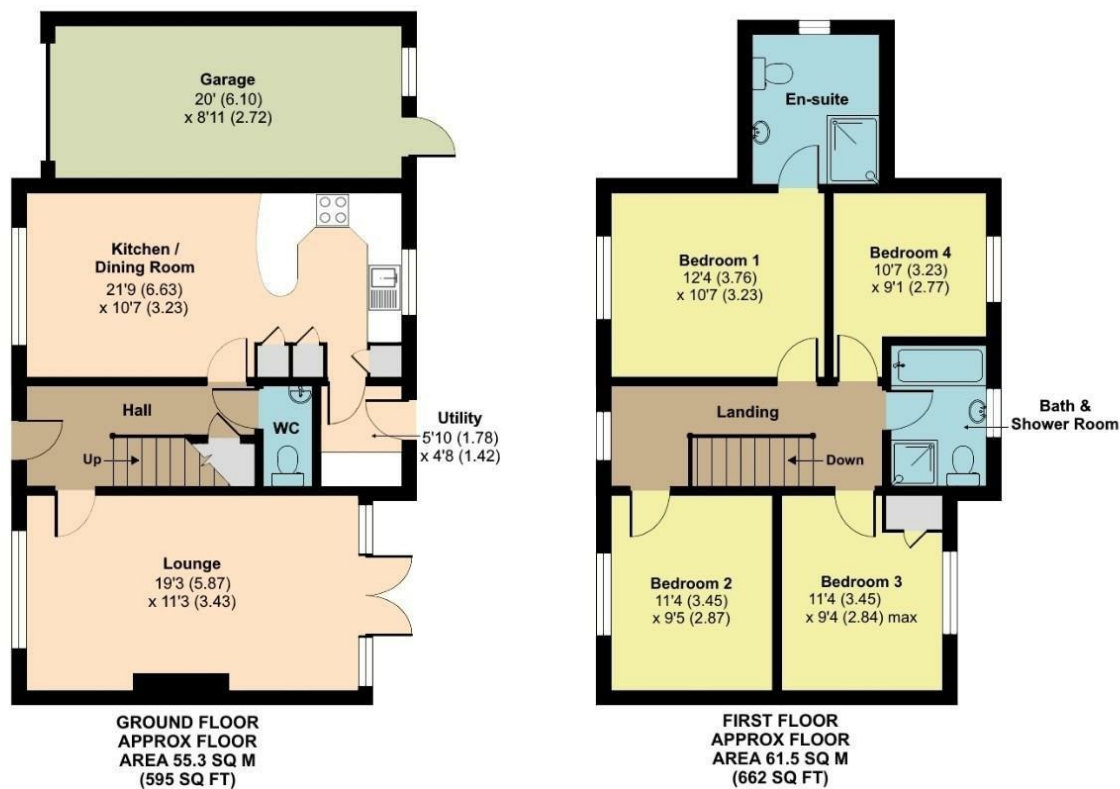
Mill Lane, Martin, Lincoln, LN4

Approximate Area = 1281 sq ft / 119.0sq m

Garage = 176 sq ft / 16.4 sq m

Total = 1457 sq ft / 135.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Hunters Property Group. REF: 988533

Viewing

Please contact our Hunters Horncastle Office on 01507 524910 if you wish to arrange a viewing appointment for this property or require further information.

10 East Street, Horncastle, LN9 6AZ

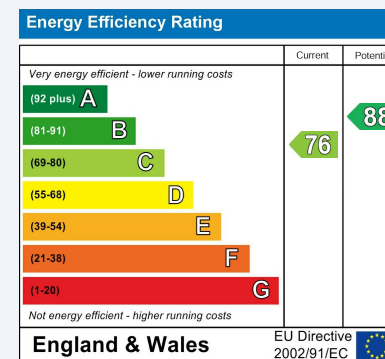
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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