



Pound Road, Martin, Lincoln, LN4 3QX

- VERY well presented, SPACIOUS 1,275 sq ft, FOUR bedrooms, TWO bathrooms, TWO receptions and a STUDIO, semi-detached HOUSE (formerly a 5 bed!), only LIMITED 'upward CHAIN'
- PARKING for THREE cars including CARAVAN if required, SECURE drive approx. 44ft/13.41m long, WORKSHOP with light and power
- Fully insulated garden STUDIO including lights, several power sockets, USB points, hard wired internet and UPVC double glazed patio doors
- Fitted KITCHEN incl multi fuel RANGE cooker (double oven and 5 gas rings), space/plumbing dishwasher, fridge freezer, washing machine, and potential UTILITY room (store/boiler room)
- REFURBISHED including NEW 2022 SHOWER ROOM, previously fully RE-WIRED and RE-PLUMBED, BATHROOM, BOILER and RADIATORS etc
- GENEROUS 0.09 ACRE plot (sts), Front and SECLUDED, fully fenced rear GARDENS including paved PATIO and a wooden STORE outbuilding
- Dual aspect LOUNGE including feature fireplace with WOOD BURNER, and triple aspect DINING ROOM, BOTH having FRENCH doors to patio and rear garden
- Downstairs MODERN fully tiled SHOWER ROOM with corner quadrant shower having monsoon and flexible shower heads, en-suite BATHROOM with roll top claw foot bath, main and mood lighting

Price £200,000



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DESCRIPTION

This is a very well presented, refurbished and spacious 1,275 sq ft, four bedroom, two bathroom, two reception and a studio, semi-detached house (formerly a 5 bed!), on a generous 0.09 acre plot (sts) with secure parking, drive approx. 44ft/13.41m long, workshop with light and power, front and secluded, fully fenced rear gardens including paved patio and a wooden store outbuilding, all in a cul-de-sac location of the well serviced village of Martin, just 4 miles to train station and there is only a LIMITED 'upward CHAIN'.

It also benefits from new 2022 shower room, previously fully re-wired and re-plumbed, bathroom, central heating boiler and radiators, wood burner etc, UPVC double glazing including two pairs of French and external doors, PVC soffits and fascias, solid wooden internal doors, chimney swept annually, external light and water supplies, is only a council tax band 'B', and is offered freehold.

The property consists of entrance hall, dual aspect lounge (including feature fireplace with wood burner) and triple aspect dining room, BOTH having French doors to patio and rear garden, fitted kitchen (including Belling multi fuel range cooker with double oven, separate grill and 5 gas rings, space/plumbing dishwasher, fridge freezer and washing machine), potential utility room for three appliances (currently store/boiler room) and downstairs modern fully tiled shower room with corner quadrant shower having monsoon and flexible shower heads.

Upstairs is the landing with rear window, dual aspect master bedroom, bedrooms three and four, and space saving staircase to second bedroom having exposed timber ceiling beams, two roof windows and en-suite bathroom with roll top claw foot bath, main and mood lighting.

There is also the fully insulated garden studio including lights, several power sockets, USB points, hard wired internet and UPVC double glazed patio doors.





Approximate Area = 1300 sq ft / 120.7 sq m
Outbuilding = 222 sq ft / 20.6 sq m
Total = 1522 sq ft / 141.3 sq m
For identification only - Not to scale



Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.

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