

**WYATT CLOSE,  
MARTIN, LN4 3RN**



**£318,000**

*Located in a small cul-de-sac with a South facing and particularly private rear garden, an extended and improved Four Bedroom Link Detached House within easy walking distance of the village centre and its many amenities including a popular school. The property is presented to a particularly high standard and benefits from Double Glazing and Oil Central Heating to the full accommodation comprising Entrance Hal, 23'9 Lounge Diner, Kitchen, Ground Floor Wet Room Shower Room, Utility Room, Snug/Breakfast Room, Four Bedrooms and Re-Fitted Family Bathroom. There is ample parking to the front of the property and the rear garden is one of the many features and includes a hot tub with a tiled pergola over. The property further benefits from owned Solar Panels and early viewing is strongly recommended.*

**Directions:**

Travelling from Sleaford on the A153 road, at the Speedway Corner roundabout, continue straight ahead towards Ruskington. Proceed through Ruskington, Dorrington and Digby and at Scopwick turn right into the High Street. Continue out of the village via Kirkby Green and proceed over the level crossing. At the next crossroads turn left towards Martin and turn right into the village. Turn right again into Timberland Road and Wyatt Close is on the right hand side and the property is indicated by our 'For Sale' board.

A double glazed entrance door provides access to the hall having radiator.

**Lounge Diner: 7.24m (23'9") x 4.11m (13'6") narrowing to 2.54m (8'4")**  
Having feature fireplace with log burner, bow window, two wall light points, French doors to the rear garden and hot tub area, two radiators and serving hatch to the kitchen.

**Kitchen: 3.43m (11'3") x 2.57m (8'5")**

Having a range of wall and base units with worktop over, single bowl single drainer sink with monobloc tap, tiled splashbacks, Kick Space heater, eye level double oven, plumbing for dishwasher, ceramic hob, cooker hood and tiled floor.

**Snug/Breakfast Room: 3.17m (10'5") x 2.31m (7'7") with further area 2.49m (8'2") x 0.81m (2'8")**

Having French doors to the rear garden and radiator.

**Wet Room Shower Room:**

Being fully tiled and having corner mounted w.c, hand washbasin, white towel radiator and electric shower unit.

**Utility Room: 2.18m (7'2") x 1.35m (4'5")**

Having plumbing for washing machine.

Stairs from the hall provide access to the first floor landing having loft access and airing cupboard.

**Bedroom 1: 4.72m (15'6") x 3.35m (11'0")**

Having two windows and two radiators.

**Bedroom 2: 4.11m (13'6") x 2.74m (9'0")**

Having further door recess and radiator. (Wardrobes to be included in the sale).

**Bedroom 3: 2.97m (9'9") x 2.97m (9'9")**

Having radiator.

**Bedroom 4: 3.02m (9'11") max x 2.57m (8'5") max**

Having radiator.

**Bathroom:**

Being fully tiled and having 'P' shaped bath with mixer tap and electric shower over, low level w.c, vanity hand washbasin with cupboards below, mixer tap, feature radiator and shaver point.



**Entrance Hall**



**Lounge Diner**



**Further Aspect**



**Kitchen**



**Snug/Breakfast Room**



### **Outside:**

There is a low maintenance garden to the front with **Parking** provided by a rubberised driveway, and to the side of this is a further gravelled area forming a decorative feature. A gate provides access to the **South Facing Rear Garden** providing a high degree of shelter and privacy and overlooking trees. The garden has a large patio area to house the hot tub with tiled pergola over, and a decking area with railings adjacent to the property. The garden is laid mostly to lawn with well stocked borders and a timber shed is included. A cold water tap is fitted together with an outside light and external power point.

### **Agent's Note:**

The vendors inform us that the solar panels are included in the sale and they generate an income of approximately £600-£700.00 per annum.

Council Tax Band C.



TOTAL FLOOR AREA: 1229 sq.ft. (114.2 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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**Wet Room Shower Room**



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Bedroom 4**



**Bathroom**



**Rear Garden**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	82	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

*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 12/11/2024*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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