



**74 High Street,
Martin, LN4 3QT
Asking Price Of £425,000**



- Spacious Period Residence
- Over 2000 sq ft of Accommodation
- Large Lounge
- Living Room with Mezzanine to Rear
- Large Garage & Workshop Behind
- Good Sized South Facing Garden

Situated in the centre of Martin, is this beautifully appointed well presented and maintained four bedroom (1 en-suite) Period Residence, having uPVC sealed double glazed windows throughout together with oil fired central heating. The property benefits from large south facing gardens with a garage and workshop. The property must be viewed to appreciate the full extent of the accommodation on offer.



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SIDE ENTRANCE RECEPTION ROOM With fitted range of storage cupboards to one wall and also housing the oil fired boiler, staircase to the first floor with under stairs storage cupboard. Double radiator and in-set ceiling lights.

LOUNGE 26' 4" x 11' 8" (8.03m x 3.56m) With cast iron log burner on a raised hearth, double radiator, TV and telephone points, glazed double doors opening into the:

DINING AREA 9' 5" x 8' 8" (2.87m x 2.64m) With open access to:

KITCHEN 17' 5" x 11' 8" (5.31m x 3.56m) (Max) Having stainless steel 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over and concealed lighting. Beko electric range cooker with two ovens and grill, five ring ceramic hob with extractor fan and light over, integral dishwasher, tiled floor, radiator and TV point.



UTILITY ROOM With tiled floor, worktops with space and plumbing under for washing machine, vent for tumble drier, radiator.

SECOND ENTRANCE LOBBY With **SHOWER ROOM** off, having raised shower cubicle with electric shower unit, pedestal

hand basin and low level WC. Extractor fan, fully tiled walls and floor.

LIVING ROOM 15' 6" x 13' 8" (4.72m x 4.17m) Could be used for a variety of purposes, having base cupboards under worktops incorporating a stainless steel single drainer sink unit, tiled floor, radiator, TV aerial point, uPVC sealed double glazed double doors to patio and south facing gardens beyond, open tread staircase to the first floor:



MEZZANINE 12' 9" x 9' 6" (3.89m x 2.9m) Floor area, with part sloping ceilings together with Velux window.

FIRST FLOOR LANDING With in-set ceiling lights, and off which are:

BEDROOM ONE 17' 5" x 12' 0" (5.31m x 3.66m) With uPVC sealed double glazed double doors to a small balcony, ceiling fan light, TV aerial point, radiator and fitted range of wardrobes to one wall. **EN-SUITE SHOWER ROOM** Fully tiled walls and large walk-in shower cubicle, pedestal hand basin and low level WC. Extractor fan and in-set ceiling lights.



BEDROOM TWO 13' 0" x 11' 9" (3.96m x 3.58m) Having TV aerial point and radiator.

BEDROOM THREE 13' 0" x 11' 9" (3.96m x 3.58m) With radiator and TV aerial point.

BEDROOM FOUR 9' 6" x 9' 5" (2.9m x 2.87m) With radiator.

BATHROOM With panelled bath, vanity hand basin with cupboards under and low level WC. Fully tiled walls, heated towel rail, in-set ceiling lights, mirrored wall cabinet with shaver point, extractor fan.

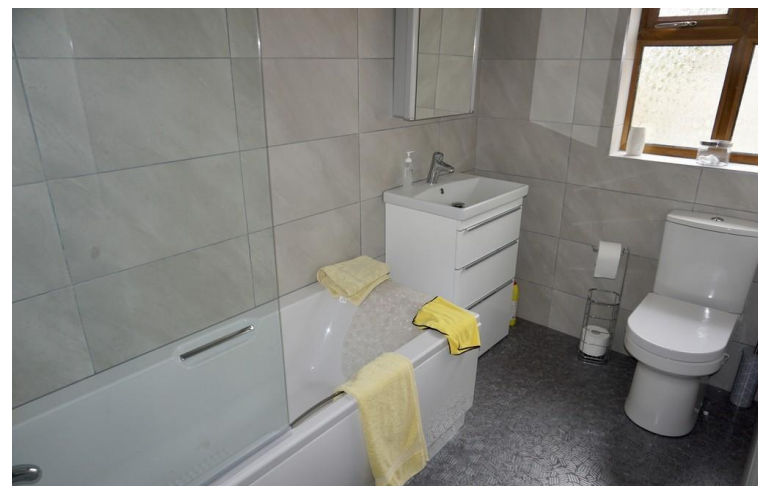


OUTSIDE - GARAGE 30' 3" x 16' 2" (9.22m x 4.93m) (Max) Having double wooden doors and side personal door, compressor, power and light and staircase to the first floor storage area, access to:

WORKSHOP 15' 9" x 15' 1" (4.8m x 4.6m) With double wooden doors to the garden, power and light connected and also housing the oil storage tank.

ATTACHED GARDEN STORE 14' 6" x 11' 0" (4.42m x 3.35m) With double wooden doors opening onto the garden.

THE GARDENS The property is approached to the side over a gravelled driveway providing ample parking and leading to the garage. Slabbed patio area off the living room beyond which are good sized mainly lawn gardens flanked by flower and shrub beds. Outside cold water tap and lights.





OUTGOINGS - The property is situated within the North Kesteven District Council and we are advised is in Property Band C.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets and curtains.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.

Floor plans are to show layout only and not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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