



*26 Moor Lane,
Martin, LN4 3RB
Asking Price Of £250,000*



- Delightful Detached Bungalow
- 2 Reception Rooms
- 3 Bedrooms, Shower Room
- Single Garage, Ample Parking
- Established, Colourful Gardens
- LPG Central Heating. uPVC Units

Situated on the outskirts of this popular rural village, is this delightful and surprisingly spacious detached three bedroom bungalow of non standard construction, set within established and colourful gardens with single garage and ample off-road parking. Woodhall Spa with all its excellent amenities and facilities is only five miles away and easily accessible.



Woodhall Spa - 01526 353185
www.waltersstateagents.co.uk





SIDE ENTRANCE HALLWAY With two built-in storage cupboards one housing the LPG fired wall mounted combination boiler, free-standing heating thermostat box, covered radiator, access to the roof void.

DINING/LIVING ROOM 18' 8" x 9' 10" (5.69m x 3m) Having a feature fire surround and hearth with fitted multi-fuel burner, covered radiator, open access to the kitchen and glazed double doors to the:

LOUNGE 16' 1" x 12' 4" (4.9m x 3.76m) Having feature fire surround and hearth with in-set feature fireplace, fitted base storage cupboards and drawers in recess, covered radiator.



KITCHEN 10' 8" x 8' 11" (3.25m x 2.72m) Having range of base cupboards and drawers under worktops with storage cupboards over. Range Cooker with six ring burner with stainless steel splashback, extractor fan and light over, integral fridge & freezer, integral dishwasher (not connected), part-tiled walls, radiator. Open access to:

UTILITY ROOM 14' 4" x 5' 1" (4.37m x 1.55m) Measurements including passageway, having stainless steel

1½ bowl single drainer sink unit with mixer taps, double cupboard under, washing machine (included), wall cupboards over, double radiator and side entrance door.

BEDROOM ONE 10' 9" x 10' 9" (3.28m x 3.28m) Having covered radiator and views over the side garden towards the garage.

BEDROOM TWO 12' 2" x 10' 0" (3.71m x 3.05m) Having fitted range of wardrobes with matching dressing table with drawer and cupboards over with mirror and lighting, fitted TV and DVD player, radiator.

BEDROOM THREE 7' 9" x 7' 9" (2.36m x 2.36m) At present used as an OFFICE with radiator and laminate flooring.

SHOWER ROOM Having fully tiled walls with shower cubicle, vanity hand basin with cupboard under, wall mirror and lighting over, low level WC. Built-in shelved storage cupboard, heated towel rail and in-set ceiling lights.

OUTSIDE - GARAGE 18' 0" x 12' 0" (5.49m x 3.66m) Having range of base cupboards with worktops and wall shelving over, loft storage space, up-and-over doors. Outside cold water tap.

THE GARDEN The property is approached over a gravel driveway with turning area and has well stocked and established front garden with various shrubs and ornamental trees. Gated access leads to the fully enclosed and private rear garden with footpaths, lawns, established flower and shrub beds, pond and rockery, slabbed patio area and gated access to a 'secret garden' with slabbed patio area and timber and felt garden store shed with power and light connected.

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

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets, blinds & light fittings.

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.

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

