



**High Street, Martin Lincoln LN4 3QT**

**welcome to**  
**High Street, Martin Lincoln**

- Being Sold with Tenant in Situ - Investors Only
- Three Bedroom Detached
- Ample Parking & Garage
- Sits on a Plot of approx 1.4 Acres (sts)
- Set off the Main Road

Tenure: Freehold EPC Rating: E

**£225,000**

**Entrance Porch**

Being approached via a uPVC door, having a radiator, wall light, tiled flooring and double glazed window to the side and front.

**Cloakroom**

There is a WC and has fully tiled walls.

**Utility Room**

7' 11" x 7' 10" ( 2.41m x 2.39m )  
Having tiled flooring, radiator and double glazed window to the rear.

**Kitchen**

14' 1" x 9' 11" ( 4.29m x 3.02m )  
Fitted with base units, stainless steel single drainer sink with mixer tap, tiled flooring, two radiators and double glazed window to the side.

**Lounge**

12' 11" x 12' 11" ( 3.94m x 3.94m )  
There is an electric fire, radiator, telephone point and double glazed window to the front.

**Hall**

Having a uPVC door and radiator.

**First Floor Landing**

There is a radiator and double glazed window to the side.

**Bedroom One**

13' x 10' ( 3.96m x 3.05m )  
Having access to loft, radiator and double glazed window to the front.

**Bedroom Two**

13' x 8' 1" ( 3.96m x 2.46m )  
Having a radiator and double glazed window to the front.

**Bedroom Three**

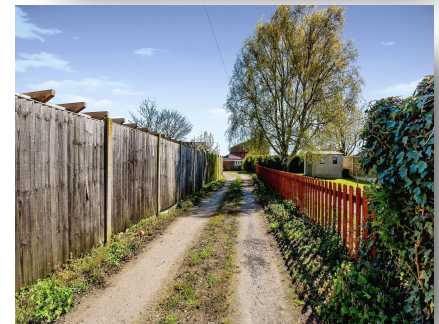
8' 1" x 6' 10" ( 2.46m x 2.08m )  
There is a radiator and double glazed window to the rear.

**Bathroom**

Fitted with a bath with shower over, wash hand basin, WC, radiator, extractor fan, laminate flooring, fully tiled walls and double glazed window to the rear.

**Outside**

The front of the property is mainly laid to lawn with a summerhouse and pond. There is ample parking for several vehicles and a garage.



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**Property Ref:**  
SNH110859 - 0005

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