



Jenkinson realestates

Maru Waterworks Lane  
Martin  
Asking Price £375.000

# Freehold

- SQ. Metres (- SQ. Feet)

Council Tax: D

EPC Rating = TBC

Semi Detached Bungalow

Offering Two Double Bedrooms

Driveway and Garage

Front and Rear Gardens

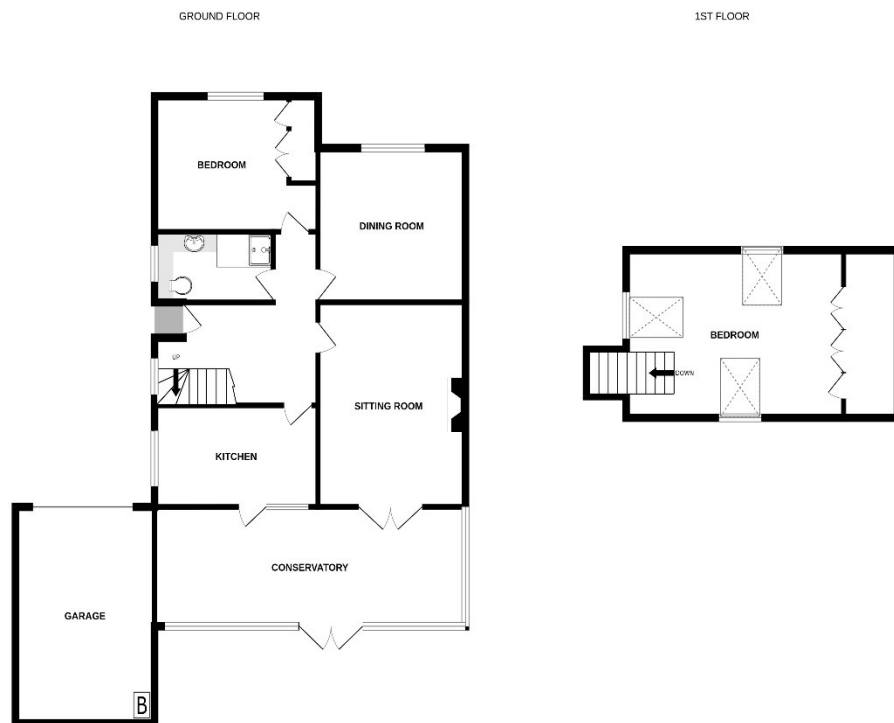
Rural Village Location

Must Be Seen

Jenkinson Estates are pleased to bring to the market this semi detached bungalow in the semi rural location of Waterworks Lane, Martin. This particular property offers versatile and spacious accommodation throughout and really must be seen to be appreciated. Accessed into a large hallway, the property opens into a sitting room and kitchen, both of these rooms lead to the conservatory, a separate dining room, shower room and a bedroom. There is a staircase that leads to the first floor and an additional bedroom. Externally the property offers landscaped front and rear gardens. The rear garden has a large patio area and lawn area, complete with a pond. The property is double glazed throughout and has an oil fired central heating. The property also benefits from a driveway that provides ample parking and leads to a garage. A truly lovely home that really must be seen. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.







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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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



#### Accommodation

Entrance Via;  
Hallway

#### Sitting Room

15'8" x 11'9" (4.78m x 3.58m)

#### Dining Room

11'10" x 11'8" (3.61m x 3.56m)

#### Kitchen

20'1" x 8'5" (6.12m x 2.57m)

#### Conservatory

20'1" x 8'5" (6.12m x 2.57m)

#### Bedroom One

12'3" x 10'2" (3.73m x 3.10m)

#### Shower Room

8'9" x 5'1" (2.67m x 1.55m)

#### First Floor

#### Bedroom Two

15'4" x 13'5" (4.67m x 4.09m)

Front and Rear Gardens  
Driveway and Garage

