



1 Bridge End Cottage

South Drove, Martin, Lincoln, Lincolnshire LN4 3RF

£325,000

BELL
ROBERT BELL & COMPANY



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Lincoln – 15 miles

Grantham – 29 miles (with East Coast rail link to London)

Boston – 20 miles

(Distances are approximate)

A superb four bedroom semi-detached home of some considerable appeal, pleasantly situated within an attractive rural position. Internally the property is enhanced by a wide range of accommodation over three floors including three reception rooms, stylish kitchen and bathrooms. Outside the property has extensive parking and a most appealing rear garden thoughtfully designed with timber lodge, workshop and feature entertaining area. The property is further enhanced by its striking rural views of adjoining countryside as far as the eye can see to the west, an ideal place to enjoy the famous Lincolnshire skies. Shopping, social and educational facilities can be found within the nearby inland resort of Woodhall Spa. A viewing is highly recommended to fully appreciate the accommodation and views the property provides. PLEASE NOTE: In recent times the property has been upgraded and enhanced by air source heating and solar panels with battery storage providing cheaper energy costs and income.



Accommodation

Entrance into the property is gained through a uPVC door leading into:

Reception Hall

With oak staircase to first floor and having security alarm, glazed panel oak door to lounge and glazed panel oak door to:



Sitting Room 13' 8" x 10' 11" (4.16m x 3.32m)

A dual aspect room with coved ceiling and feature fireplace.

Lounge 17' 2" x 10' 10" (5.23m x 3.30m)

With side aspect and having cast iron wood burning stove set to open brick surround. There is useful deep built-in storage cupboard providing ideal cloaks cupboard. This room is open plan with the:

Dining Garden Room 12' 4" x 14' 0" (3.77m x 4.27m) narrowing to 12' 3" (3.74m)

Providing superb views over the rear garden and having uPVC patio doors to superb patio area leading to outside covered entertaining area and open doorway leading to:

Kitchen 12' 6" x 6' 6" (3.82m x 1.98m) narrowing to 5' 5" (1.65m)

With a stylish range of fitted units comprising 1½ stainless steel sink drainer inset to ample worksurface over base units including integral fridge and dishwasher. There is a four-ring electric hob, electric double oven and wall-mounted cupboards above. This room has Velux windows providing natural light and oak door to:

Cloakroom

With low-level WC, wash hand basin and wall-mounted cupboards above.

First Floor

Landing

Having oak staircase to first floor and having Velux window and oak doors to:

Bedroom 2 11' 7" (3.53m) excluding wardrobe space x 10' 8" (3.25m)

Overlooking the rear garden and open countryside beyond. There is a full range of fitted wardrobes with sliding mirrored and oak doors and further built-in fitted cupboard.

Bedroom 3 10' 11" x 9' 11" (3.32m x 3.02m)

With most appealing countryside views and having built-in double wardrobe, set of drawers and overhead storage.

Bedroom 4 9' 6" x 5' 2" (2.89m x 1.57m) extending to 7' 7" (2.31m)

Currently used as a single bedroom but would provide an ideal study area.





Bathroom

Being fully wall tiled and having a suite comprising panelled bath with shower over, wash hand basin over vanity unit and low-level WC. There is wood-effect flooring, ceiling spot lights and heated towel rail.

Second Floor

Master Suite 14' 3" x 13' 8" (4.34m x 4.16m) max dimensions

A most appealing room providing striking views over the stunning countryside beyond and ideal to enjoy the famous Lincolnshire skies. There are ceiling spot lights to sloping ceiling in part.

Shower Room

Being fully wall tiled and having a suite comprising tiled shower cubicle, wash hand basin and low-level WC. There is a heated towel rail, wood-effect flooring and shaver point.

Outside

The property is approached over a gravelled driveway providing parking for many vehicles. The remaining front garden enjoys a colourful array of decorative shrubs. There is a **Timber Lodge 13' 6" x 10' 0" (4.11m x 3.05m)** in the rear garden, being insulated and having double glazed patio doors, electric heaters and power points. There is an **Outside Covered Entertaining Area** with raised feature fishpond and Rubbermac flooring, a superb setting to enjoy the Lincolnshire sunsets. There is a **Workshop 15' 9" x 7' 8" (4.80m x 2.34m) extending to 13' 10" x 7' 10" (4.21m x 2.39m)** with lighting, power points and workbench.

Further Information

Mains water & electric. Drains to a shared private system. Air source heating and solar panels.

Local Authority: North Kesteven District Council, District Council Offices, Kesteven Street, Sleaford NG34 7EF Tel: 01529 414155

DISTRICT COUNCIL TAX BAND = C

EPC Rating = D

THESE PARTICULARS WERE PREPARED IN April 2025

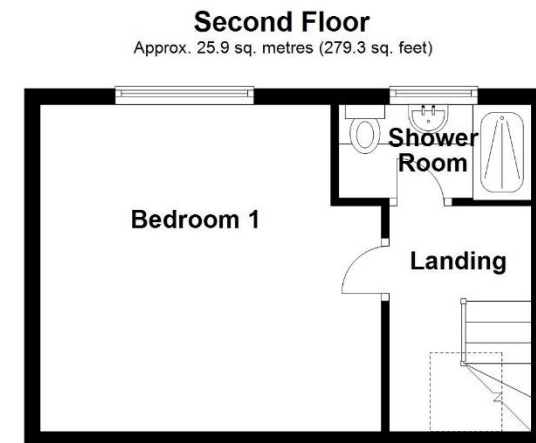
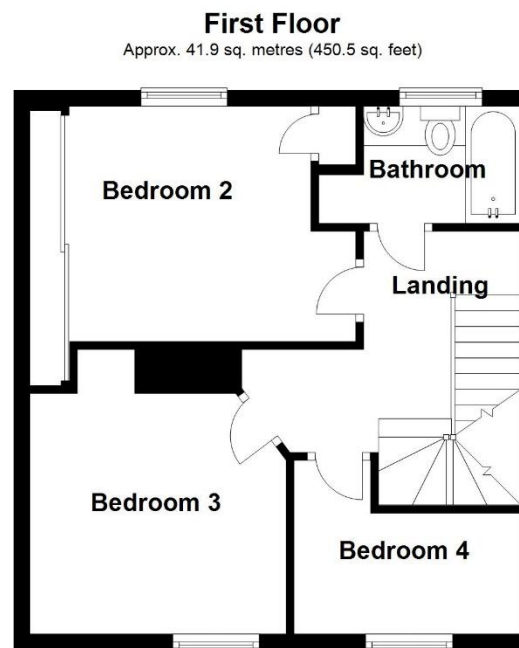
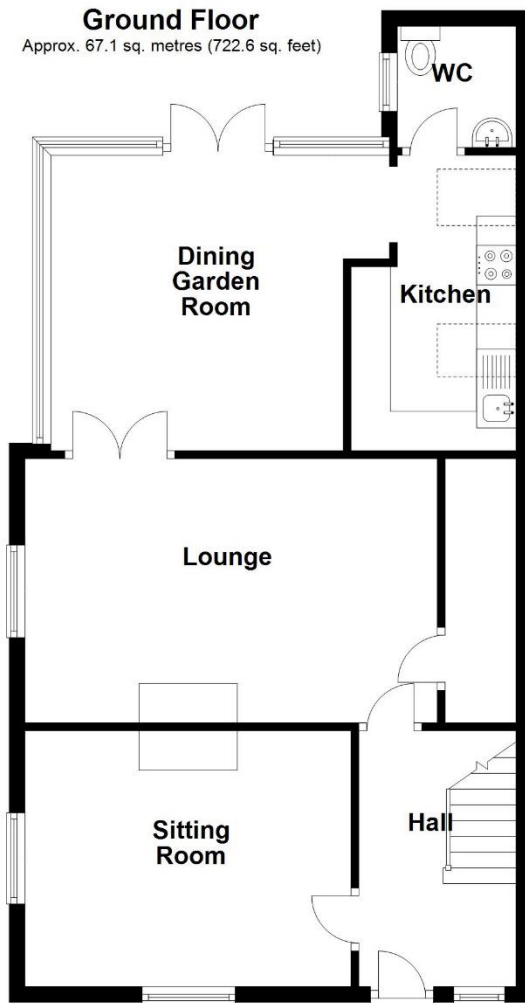
Property Reference: WO0001 6356



The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.





Total area: approx. 134.9 sq. metres (1452.4 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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