



32 Moor Lane
Martin, Lincoln, Lincolnshire LN4 3RB

Guide Price: £80,000
FOR SALE BY INFORMAL TENDER

BELL



32 Moor Lane

Martin, Lincolnshire LN4 3RB

Lincoln – 13 miles

Grantham – 27 miles with East Coast rail link to London

Boston – 21 miles

(Distances are approximate)

A two bedroom semi-detached bungalow standing within spacious gardens of approx. 0.28 of an acre on the edge of the village of Martin, Lincolnshire. The property requires a scheme of refurbishment works, together with structural repairs and is only suitable for cash buyers. In the agent's opinion there may be hope value for further development within the spacious gardens in the future, subject to the necessary consents.

Pleasantly situated on the edge of the village with open fields to the north (rear) and westerly boundaries. Martin is approx. 5 miles from the highly regarded resort village of Woodhall Spa, with its tree lined avenues, Jubilee Park and it's outdoor swimming pool, famous Kinema in the woods, championship golf course, bars, and restaurants. Further local amenities can be found a little further afield in the Cathedral City and county capital of Lincoln and the market town of Sleaford, which are each approx. 15 miles.

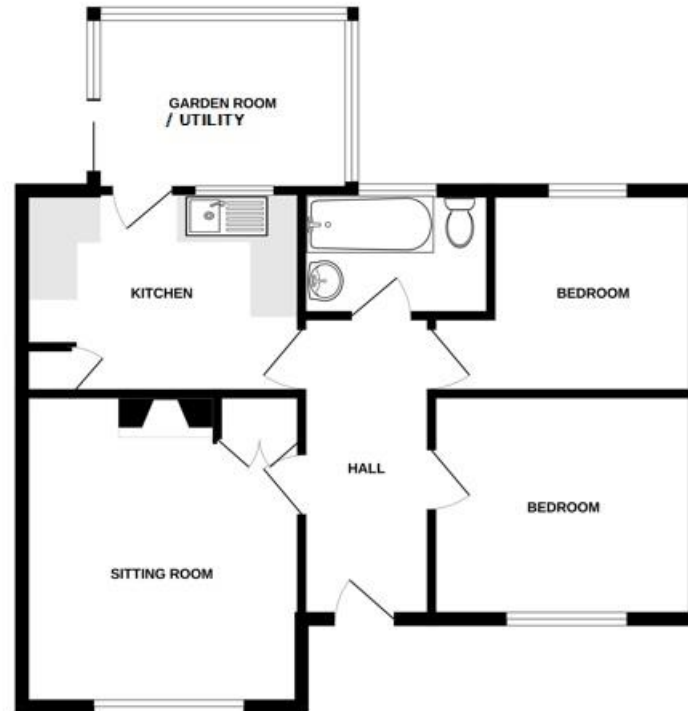
For sale by way of Informal Tender – Offers to be received in writing on or before Wednesday 27th August 2025 by 12 noon.

NO ONWARD CHAIN





GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 632 sq.ft. (58.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metron 11/2019

Accommodation

The internal accommodation briefly comprises:

Entrance Hall

Sitting Room 4.01m x 3.61m (inc. chimney breast)

Bedroom 1 3.77m x 2.86m

Bedroom 2 2.62m x 2.59m

Bathroom 2.4m x 1.62m

Kitchen 3.63m x 2.62m

Garden Room/Utility 3.25m x 2.21m

Outside

The property benefits from a large plot of approx. 0.28 of an acre. There are gardens to the south, north and west elevations. A driveway provides space for multiple vehicles and leads to the **Attached Single Garage**.

East Lindsey District Council – Tax band: B

EPC Rating: F

Mains services of water, electricity and drainage are connected. Heating is provided by solid fuel and electric.

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.

VIEWING: By arrangement with the agent's Woodhall Spa Office.

19 Station Road, Woodhall Spa. LN10 6QL.

Tel: 01526 353333

Email: woodhallspa@robert-bell.org;

Website: <http://www.robert-bell.org>

Brochure prepared 02.07.2025

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

INFORMAL TENDER FORM

32 MOOR LANE, MARTIN, LINCOLNSHIRE LN4 3RB
TENDER DATE: Wednesday 27th August 2025 by 12 noon

I / We

.....
.....

hereby offer to purchase, subject to contract, the property above and confirm our agreement to the terms of the tender procedure, as described in the Agent's accompanying particulars

Tender sum of £..... The acquisition will be funded by:

.....

Tenderer(s) Signature:

.....

Purchasers Name:

.....

Address:

.....
.....
.....
.....

Telephone:

Email:

Solicitors:

.....

19 Station Road, Woodhall Spa, Lincolnshire LN10 6QL Tel: 01526 353333

E-mail: woodhallspa@robert-bell.org

Tender Conditions

1. Tenders should be made out by completing the enclosed pro-forma and submitting: either in writing or by email to our Woodhall Spa office.
2. Tenders must be received no later than 12 noon on the tender date given.
3. Offers must not be by reference to any other offer or party and should be best and final offers for the land as described in these sale particulars.
4. All offers should be stated in pounds sterling, subject only to contract. We recommend that your offer is for an odd figure to avoid the possibility of duplicate bids.
5. You should confirm in your offer that you are able to fund the purchase and that your offer is not dependent upon either sale of other property or financing arrangements, which are not already in place.
6. The successful tenderer will be notified within 7 days and agrees that they will cooperate in referring the sale to solicitors and expedite exchange of contracts within 28 days of their solicitor receiving the contracts.
7. A deposit of 10% of the purchase price will be payable on exchange of contracts.
8. All tenders will be considered on their merits and the vendor reserves the right not to accept the highest or any tender.



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