



36 & 38 High Street
Martin, Lincoln, Lincolnshire LN4 3QT

£169,950

BELL



36 & 38 High Street

Martin, Lincolnshire LN4 3QT

Lincoln – 14 miles

Grantham – 27 miles with East Coast rail link to London

Boston – 21 miles

(Distances are approximate)

36 & 38 High Street comprises of a three-bedroom semi-detached home with two reception rooms, kitchen and ground floor bathroom and a detached former two storey cottage, used as a double garage with staircase to the first-floor rooms, with scope to develop subject to any necessary planning consents. Outside there is off road parking for several vehicles and a good-sized garden backing onto open countryside. The grounds offer many possibilities to convert, extend or develop, subject to any necessary consents. The village of Martin has a traditional public house, well respected primary school and is on the public transport route to the Historic City of Lincoln and in inland resort of Woodhall Spa. A viewing is recommended to fully appreciate the potential on offer.



Accommodation

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

Kitchen 12' 0" x 11' 3" (3.65m x 3.43m)

With side aspect and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is an electric range double oven, five ring hob and hot plate. There are wall mounted cupboards above, tiled flooring, power points and full height fitted double airing cupboard. There is a latch door to dining room and door to:



Bathroom

With a white suite comprising paneled bath with shower over, low-level WC and wash hand basin over vanity cupboard.

Dining Room 9' 2" x 7' 10" (2.79m x 2.39m)

With side aspect and, understairs storage, power points, staircase to first floor and doorway to:

Lounge 12' 0" x 11' 9" (3.65m x 3.58m)

With front aspect and having feature open fire place with brick surround and tiled hearth, fitted shelving and double cupboard to each side of fire place.

First Floor

Landing

With doors to the following:

Bedroom 1 12' 0" x 11' 9" (3.65m x 3.58m)

With front aspect and having power points.

Bedroom 2 12' 0" x 11' 3" (3.65m x 3.43m)

Overlooking the rear garden and having two full height fitted double wardrobes and power points.

Bedroom 3 8' 1" x 6' 3" (2.46m x 1.90m)

With side view and having open aspect to the landing.

No 38

A detached former two up, two down cottage, now used as a garage with storage above. Accessed from the rear.

Ground Floor 18' 8" x 15' 1" (5.69m x 4.59m)

With front aspect and having up and over door, power, lighting, service door to the side and staircase to the first-floor storage.

First Floor Storage 17' 8" x 13' 8" (5.38m x 4.16m)

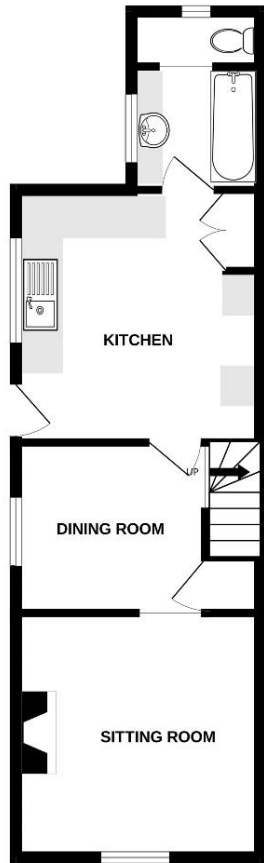
With power and lighting.

Outside

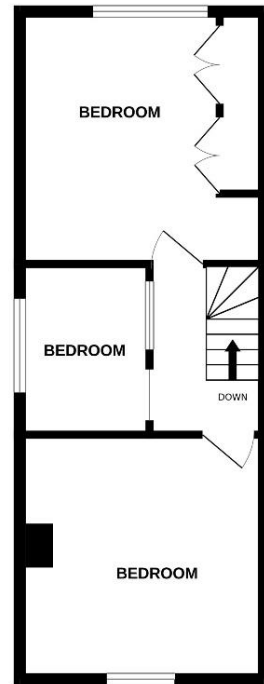
The property is approached over a driveway providing off road parking for several cars with double gates giving access to the garden which is mainly laid to lawn with paved patio area. The remaining rear garden is laid to nature with a variety of mature trees and shrubs.



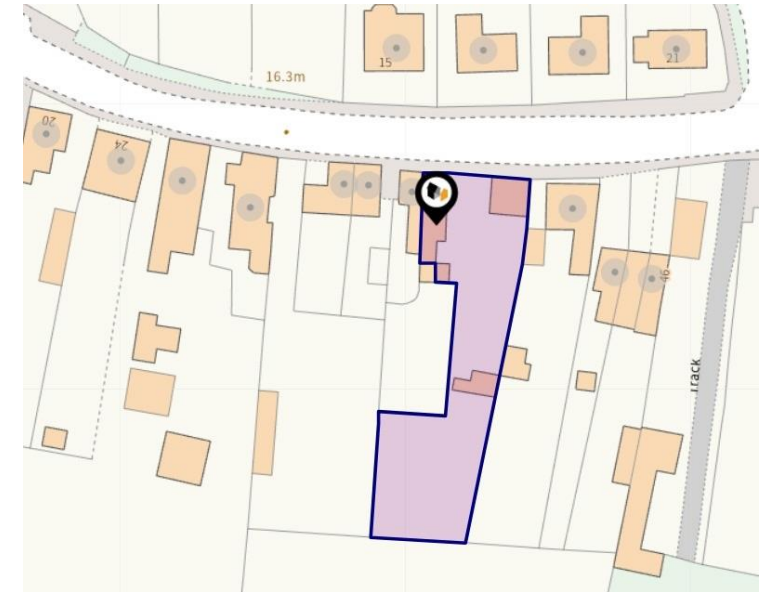
GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 805 sq.ft. (74.8 sq.m.) approx.
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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East Lindsey District Council – Tax band: A
EPC Rating: G

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>

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