



Fen View
Linwood Road, Martin, Lincoln, Lincolnshire LN4 3RA

£405,000

BELL



Fen View

Linwood Road, Martin, Lincolnshire LN4 3RA

Lincoln – 14 miles

Grantham – 27 miles with East Coast rail link to London

Boston – 22 miles

(Distances are approximate)

Set to a most appealing rural woodland setting stands this detached home providing an extensive range of accommodation including six bedrooms, two with en-suite, four reception rooms and stylish kitchen. Outside the property is further enhanced by private mature gardens and former garage currently separated to provide recreation room and storage.

The village of Martin has a traditional public house, primary school and public transport to the historic city of Lincoln and the inland resort of Woodhall Spa.

A viewing is highly recommended to fully appreciate the location and accommodation on offer.

ACCOMMODATION

Storm Porch with composite main entrance door into:

Entrance Lobby with clay tiled flooring, dado rail, radiator and latch timber door to:

Sitting Room **13' 7" x 12' 9" (4.14m x 3.88m)** with garden views; having cast iron stove set to open brick surround, clay tiled hearth and timber mantle. Wood effect flooring, radiator, power points, coved ceiling. Latch door to inner hallway and latch door to:

Kitchen **14' 7" x 14' (4.44m x 4.26m)** having garden views; a range of fitted units comprising one and a half bowl sink with drainer inset to work surface over base units, wall mounted cupboards above and integral fridge, freezer and larder cupboard to one end. There is a double 'AGA' with twin hotplate, tiled flooring, power points. Spiral staircase to the first floor and latch door to:



Utility Room 8' 5" x 6' 1" (2.56m x 1.85m) overlooking the rear garden; having 'Belfast' style sink inset to work surface over base unit with space and plumbing for washing machine to one side. Tiled flooring and power point. Timber door to rear garden and latch door to:

Shower Room being fully wall tiled and having a suite comprising corner shower cubicle, pedestal wash hand basin and a low-level WC; tiled flooring and heated towel rail.

Inner Hall with main staircase to the first floor and having wood effect flooring, radiator and power point. Latch door to home office and to:

Living Room 19' 9" x 10' 11" (6.02m x 3.32m) a triple aspect room; having cast iron stove set to slate surround with timber mantle, wood effect flooring, radiator and power points. Sliding door to:

Conservatory 13' 9" x 13' 1" (4.19m x 3.98m) a superb addition to the home providing views over the rear garden; having tiled flooring, radiator, power points and patio doors to garden.

Home Office 8' 5" x 7' 1" (2.56m x 2.16) with wood effect flooring, radiator and power points. Doorway to **Storage Area** 4'10 x 4'6 (1.47m x 1.37m) with clay tiled flooring and built-in storage cupboard.

Study 8' 9" x 6' 11" (2.66m x 2.11m) a dual aspect room overlooking the rear garden; having wood effect flooring, radiator and power points.

First Floor

Landing with built-in airing cupboard and latch doors to first floor accommodation.

Bedroom 1 13'8 x 11 (4.16m x 3.35m) a dual aspect room with a range of fitted wardrobes, set of drawers, radiator, and power points. Door to **En-Suite** being fully wall tiled, comprising shower cubicle, wash hand basin over vanity cupboard and a low-level WC; tiled flooring and heated towel rail.





Bedroom 2 **10' 9" x 5' 4" (3.27m x 1.62m) extending to 11' 7" (3.53m) in part** an irregular shaped room with garden views; feature cast iron fire place, exposed timber flooring, built-in wardrobe, radiator and power points. Latch door to **En-Suite** comprising tiled corner shower cubicle, wash hand basin over vanity unit and a low-level WC; tiled flooring and heated towel rail.

Bedroom 3 **13' 10" x 6' 10" (4.21m x 2.08m)** with woodland views; having radiator and power points.

Bedroom 4 **10' 8" x 9' 5" (3.25m x 2.87m)** with garden views; having feature cast iron fire place, full height built-in double wardrobe, radiator and power points.

Bedroom 5 **14' 1" x 5' 9" (4.29m x 1.75m)** with garden views; having radiator, power points and latch door to:

Bedroom 6 (Please note, this bedroom is accessed off bedroom 5 and has its own door from the landing.) with views over the garden; radiator and power points.

Bathroom having a stylish white suite comprising freestanding bath with shower attachment taps, wash hand basin over vanity cupboard and vanity mirror over and a close coupled WC, tiled flooring and heated towel rail.

Outside

The gardens to the side and rear are laid to a wide variety of mature shrubs and trees with paved patio area and decked seating area. The **Detached Garage** has been divided into two sections providing **Gym 18'1 x 7'1 (5.51m x 2.16m)** with uPVC door to side and patio doors to the rear garden and **Storage 18'1 x 7'1 (5.51m x 2.16m)** with up and over door.



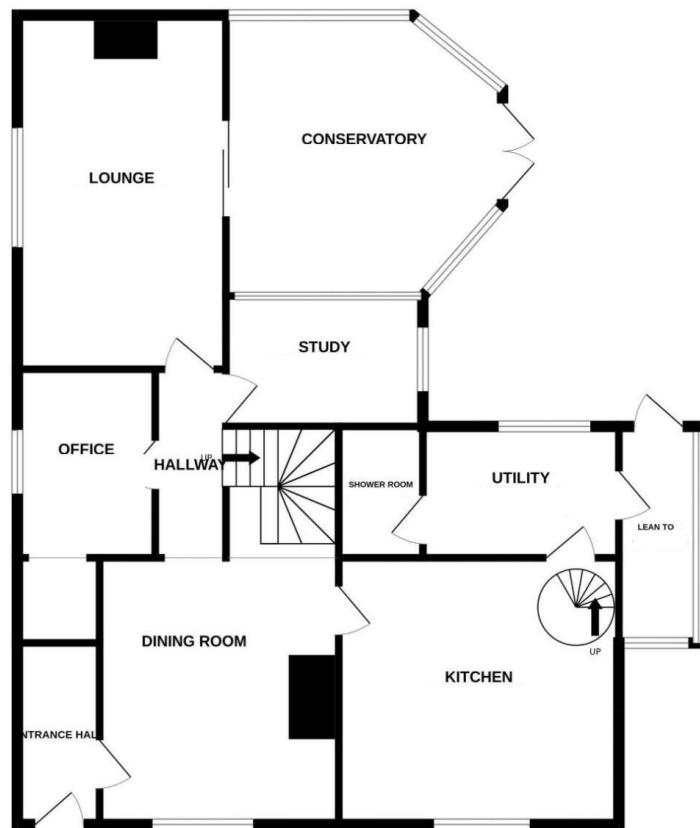
North Kesteven District Council – Tax band: C
Energy Performance Rating: D Wood pellet boiler / oil fired Range cooker

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.

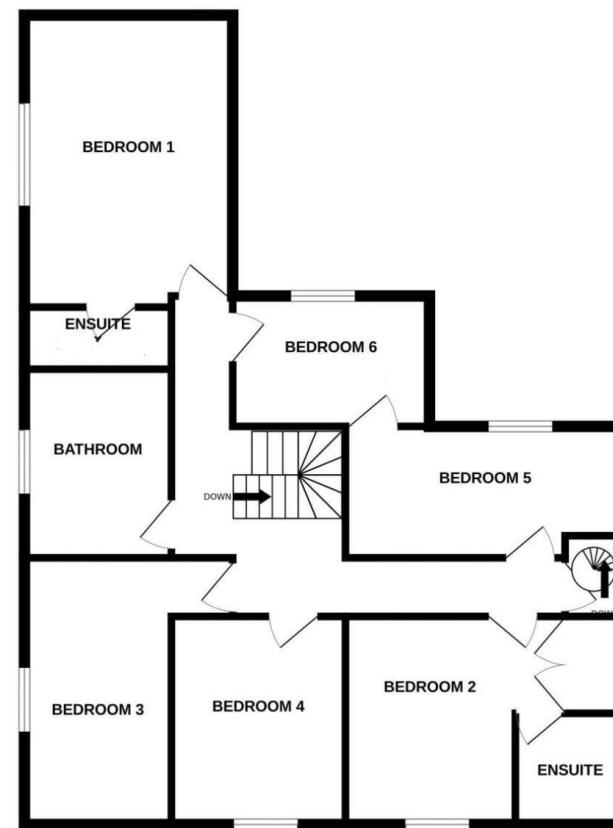
VIEWING: By arrangement with the agent's Woodhall Spa Office
19 Station Road, Woodhall Spa. LN10 6QL.
Tel: 01526 353333
Email: woodhallspa@robert-bell.org; Website: <http://www.robert-bell.org> Brochure prepared 21.8.2025



GROUND FLOOR



1ST FLOOR



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.

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.



19 Station Road, Woodhall Spa. LN10 6QL
 Tel: 01526 353333
 Email: woodhallspa@robert-bell

www.robert-bell.org

