



Wyatt Close, Martin Lincoln LN4 3RN

welcome to

Wyatt Close, Martin Lincoln

A well-presented detached family home, situated in a quiet cul-de-sac within the popular village of Martin, offering spacious and versatile accommodation ideal for modern family living. Offering an integral garage, driveway to the front and garden to rear, this is a must view!



Entrance Hall

Having a radiator and wood flooring.

Lounge

Featuring a wood burner, two radiators, TV point, wood flooring and window to the front.

Dining Room

There is a radiator and patio doors to the rear.

Cloakroom

Fitted with a wash hand basin, WC, tiled flooring, heated towel rail and window to the rear.

Kitchen

Fitted with a range of wall and base units with work surfacing over, sink, double oven, hob, breakfast bar, built-in coffee machine, space for fridge freezer, tiled flooring, radiator, window to the rear and door to the side.

First Floor Landing

Having wooden flooring and window to the front.

Bedroom One

There are built-in wardrobes, TV point, radiator and window to the front.

Bedroom Two

Having a TV point, radiator and window to the front.

Bedroom Three

There is a TV point, radiator and window to the rear.

Bedroom Four

Having a TV point, radiator and window to the rear.

Bathroom

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, heated towel rail, storage cupboard and window to the rear.

Outside Front

To the front of the property there is a driveway providing parking for two vehicles.

Garage

Having an electric up and over door.

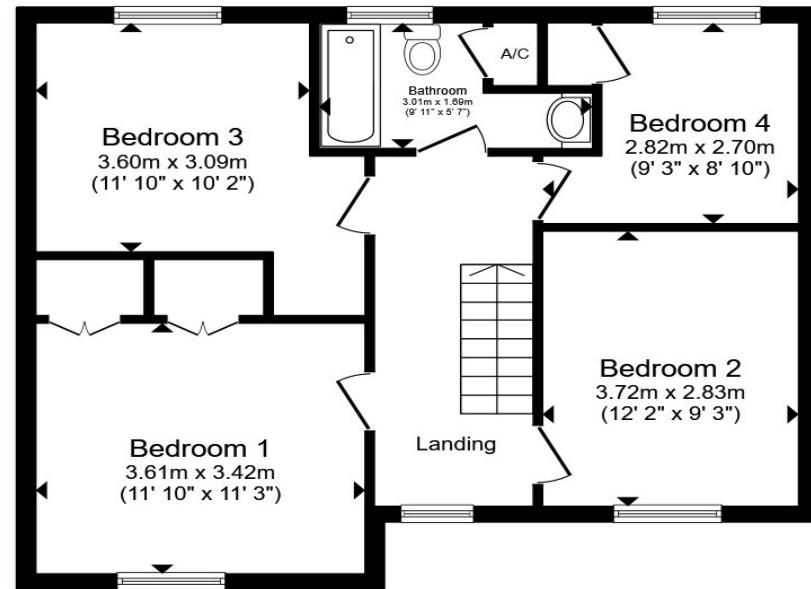
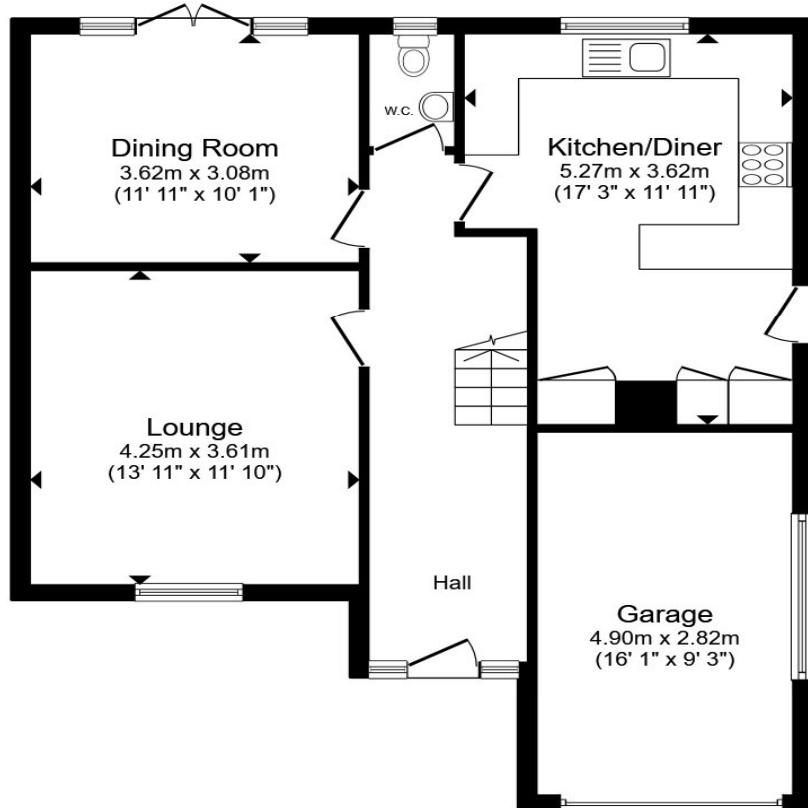
Rear Garden

The enclosed rear garden has a lawn and patio.



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Total floor area 130.4 m² (1,403 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Wyatt Close, Martin Lincoln

- Popular village location between Lincoln and Sleaford
- Integral garage and driveway
- Four generous sized bedrooms
- Well-presented throughout with modern fitted kitchen
- Quiet cul-de-sac location

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£315,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk