



Baytree House  
33 Moor Lane, Martin, Lincolnshire LN4 3RB

£350,000

BELL



# Baytree House

33 Moor Lane, Martin, Lincolnshire LN4 3RB

Lincoln – 13 miles

Grantham – 26 miles with East Coast rail link to London

Boston – 22 miles

(Distances are approximate)

Baytree House is a substantial, four double bed detached family home enjoying a south-facing rear aspect garden with a patio, lounge, kitchen and two bedrooms all looking out across the open Lincolnshire countryside. Entered to a wide hallway having a through floor elevator to the first floor; the ground floor comprises dining kitchen, lounge, utility room and cloakroom, plus a versatile reception/study/office room. The first-floor spacious landing leads to four bedrooms with en-suite to the main bedroom and family bathroom. The village of Martin has a traditional public house, well respected primary school and public transport to the historical City of Lincoln. The property is a short drive to the inland resort of Woodhall Spa with its wide range of shopping, social and educational facilities.

## Accommodation

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

### Reception Hallway 12' 7" x 17' 9" (3.83m x 5.41m)

A wide spacious hallway with staircase to the first-floor landing, through floor elevator and having a large understairs storage cupboard, wood effect flooring, radiator, power points, double ceiling lights, coving to ceiling and doors leading to the following:

### Lounge 21' 3" x 13' 7" (6.47m x 4.14m)

A dual aspect room having uPVC French double-glazed doors to rear garden with views over adjacent countryside beyond and side aspect uPVC double glazed window. Electric inset fire with marble hearth and decorative wood fire surround, double ceiling lights, TV Point, power points, telephone point, two panel wall radiators and coving to ceiling.



### **Dining Kitchen 17' 10" x 13' 8" (5.43m x 4.16m)**

A triple aspect room having four uPVC double glazed windows with views from the front, side, and rear garden with open countryside beyond. There is a range of fitted units comprising sink filter water tap drainer inset to worksurface over base units, wall mounted units, space for dish washer, Candy induction hob and built-in integrated Karlson double oven, wall mounted cupboards above and filter hood over the hob and space for fridge freeze. Centre island with extended top, base units and drawers. There is tiled flooring, coving to ceiling in dining room, boiler in kitchen side, radiators, power points, and UPVC door to rear garden.

### **Utility Room 9' 6" x 5' 6" (2.89m x 1.68m) plus**

A side aspect uPVC double glazed window and having tiled flooring, radiator and having worksurface over base units. There are wall mounted units, space with plumbing for washing machine, space for tumble drier with extraction point, space for fridge freezer and power points. Door leading to:

### **Cloakroom 8' 4" x 3' 3" (2.54m x 0.99m)**

Has tiled flooring, radiator and having a low-level WC and hand wash basin. Mains electric fuse box.

### **Reception Room / Office 16' 0" x 8' 6" (4.87m x 2.59m) approximately**

With front aspect uPVC double glazed window and having wood effect flooring and power points, leading to **Small Office**.

### **Half Landing Stairs**

First small landing with uPVC obscured double glaze window to side aspect.

### **First Floor Landing**

Large landing with radiator, airing cupboard with radiator, access to loft space and through floor elevator, leading to:

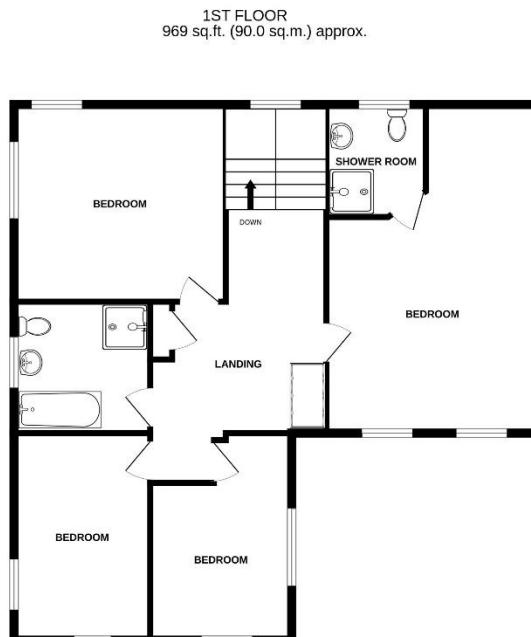
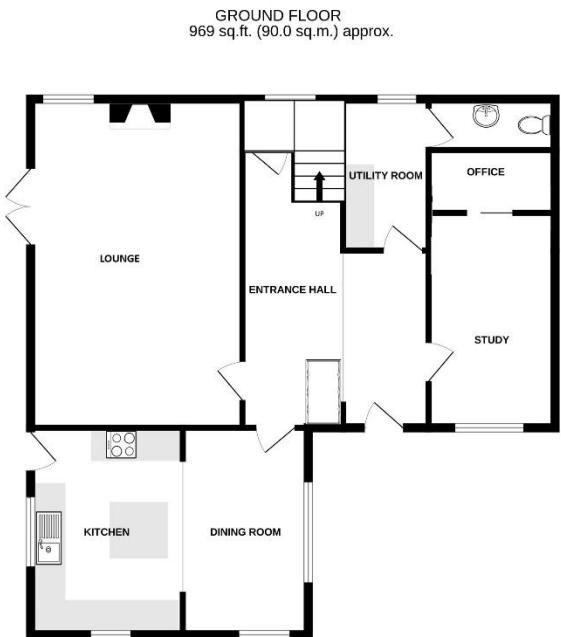
### **Main Bedroom 14' 4" x 20' 7" (4.37m x 6.27m)**

With front aspect and having uPVC double glazed windows, radiator, power points, TV points and door to:

### **En Suite 7' 1" x 6' 5" (2.16m x 1.95m)** With uPVC obscured double glazed windows side aspect. Shower, low level WC, hand wash basin and radiator.

### **Bedroom 2 13' 6" x 12' 10" (4.11m x 3.91m)**

With dual aspect uPVC double glazed windows and having superb south facing views over open countryside and side uPVC obscured glazed window, coving to ceiling, radiator, power points, and TV point.



TOTAL FLOOR AREA: 1937 sq.ft. (180.0 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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**Family Bath & Shower Room 8' 9" x 8' 0" (2.66m x 2.44m)**  
With rear aspect uPVC obscured double glazed window, comprising of low-level WC, hand wash basin, panelled bath and separate shower cubicle. Tiled to half height and having double panel wall radiator.

#### **Bedroom 3 14' 3" x 8' 8" (4.34m x 2.64m)**

With dual aspect uPVC double glazed windows with south facing views over open countryside and side aspect with obscure glass. There is a radiator, coving to ceiling, power points and TV point.

#### **Bedroom 4 14' 0" x 9' 0" (4.26m x 2.74m)**

With uPVC double glazed windows dual aspect over front and side with obscured glass and having radiator, power points and TV point.

#### **Outside**

The property is approached over a gravelled driveway, with off road parking space for multiple vehicles to the front, including a concrete platform before the front door. The rear paved patio and lawn looking across arable farmland beyond and facing south and oil tank. Mixed fencing contains the boundaries.

The village has a public house, primary school and hourly bus route to Lincoln. Further shopping, social and educational facilities can be found within the larger village of Woodhall Spa which is a short drive away. A viewing is recommended to appreciate the size and position of the property.

**North Kesteven District Council, Kesteven Street, Sleaford, Lincolnshire NG34 7EF. Tel No: 01529 414155.**

**Tax band: D**

**EPC Rating: D**

**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.

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