BELVOIR!

Belvoir Sales and Lettings- Sleaford
71 Northgate, Sleaford, Lincolnshire, NG34 7BS

High Street, Martin, Lincoln, LN4 3QY

Asking Price £183,000 Freehold

Nestled in the charming village of Martin, Lincoln, this delightful semi-detached cottage offers a perfect blend of character and modern living. Built in 1880 and thoughtfully updated, the property spans an inviting 743 square feet, providing ample space for comfortable living.

Upon entering, you are greeted by two well-proportioned reception rooms, ideal for both relaxation and entertaining. These spaces are filled with natural light, creating a warm and welcoming atmosphere. The cottage features two cosy bedrooms, perfect for a small family or as a guest room for visitors. The bathroom is conveniently located, ensuring ease of access for all.

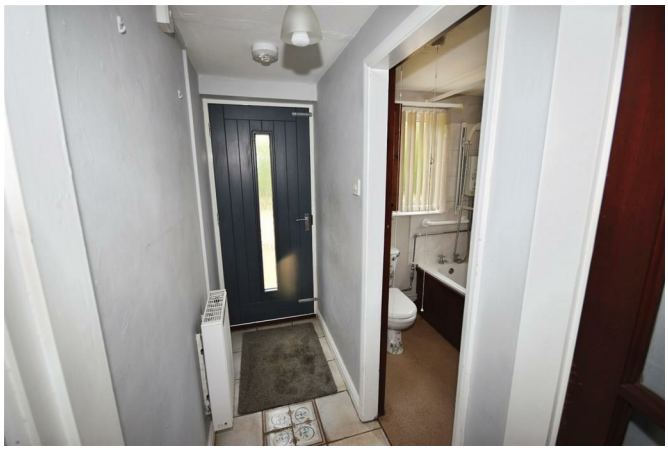
The exterior of the property boasts parking for two vehicles, a valuable asset in this quaint village setting. The surrounding area is rich in history and offers a peaceful lifestyle, while still being within easy reach of local amenities.

This charming cottage is a wonderful opportunity for those seeking a home with character in a picturesque location. Whether you are a first-time buyer or looking to downsize, this property is sure to impress with its unique charm and practicality. Do not miss the chance to make this lovely cottage your new home.

Location Location Location

Martin Village is located mid way between Metheringham and the picturesque village of Woodhall Spa with Sleaford and Lincoln being a few miles further out offering more major amenities.

Hall
3'1" x 7'4"



Entered from the side of the property through a composite modern grey colored door with central glass panel, having tiled floor, doors to ground floor bathroom and kitchen.

Kitchen
6'10" x 13'1"

Entered from the hallway through a wooden glazed door having window to side elevation and an internal wooden window allowing light into the dining area, this originally was the external window before the extension was added on. The kitchen has a modern "Howdens" kitchen with built in electric oven, ceramic hob with extractor hood above, extra storage units on the left wall as you enter, vinyl flooring, wood block worktop with up-stands, composite sink with mixer tap and splash-back tiling.

Lounge
12'0" x 13'1"

Featuring an exposed beam on the ceiling, window to front elevation,, programmable large electric radiator, carpeted flooring, fire place with wooden mantle and inset log burner.

Dining Area
8'2" x 6'7"

A cosy room featuring an exposed beamed ceiling, having under-stairs storage cupboard with small UPVC window, shelving and the house electrical consumer unit with meter. an original internal door leading up to the bedrooms above, a feature raised brick area with log burner positioned in the corner, programmable electric radiator, wood plank effect vinyl flooring and three spot light unit.

Bathroom

Windows to front and to side elevations, airing cupboard housing hot water tank and pressure vessel, having non-slip flooring, paneled bath with electric shower over, pedestal sink and close coupled toilet, extractor fan, programmable heated towel rail. medicine cabinet and shaver socket.

Bedroom 1
12'0" x 13'1"

Window to front elevation, two fitted tong & groove wardrobes with centre shelving between them, programmable large electric radiator, loft access, carpeted flooring and pendant lighting.

Bedroom 2
8'2" x 9'8"

Window to rear elevation, programmable electric radiator, carpeted flooring and pendant lighting.

Brick Store Room
13'1" x 8'9"

This perhaps may have been servants quarters years ago judging by the old cast iron oven remains and WC, having window to side, old fireplace remains with chimney above and bread oven, door to WC
This could easily be converted into a small granny annex using the workshop next door should this be desired.

Brick Workshop
12'11" x 8'9"

Window to side, having workbench along one side, this again could be converted into living accommodation if desired using the store room next door.

Access

The property is entered by car down a private lane of the left side which is blocked paved initially then laid the gravel servicing a few properties only past number 51, on the right side is 5 bar gate providing access to the parking area.
At the front of the property there is a dwarf wall and picket fence up the lane side with a low level gate leading to the front garden and path up to another small gate leading to the parking and side main entrance door.

Gardens

The front and side garden is laid to lawn with some trees and shrubs. The rear garden is laid mainly to lawn but includes hedges and trees and a picket fence up the

lane side and a dwarf wall separating the neighbours side.

Parking

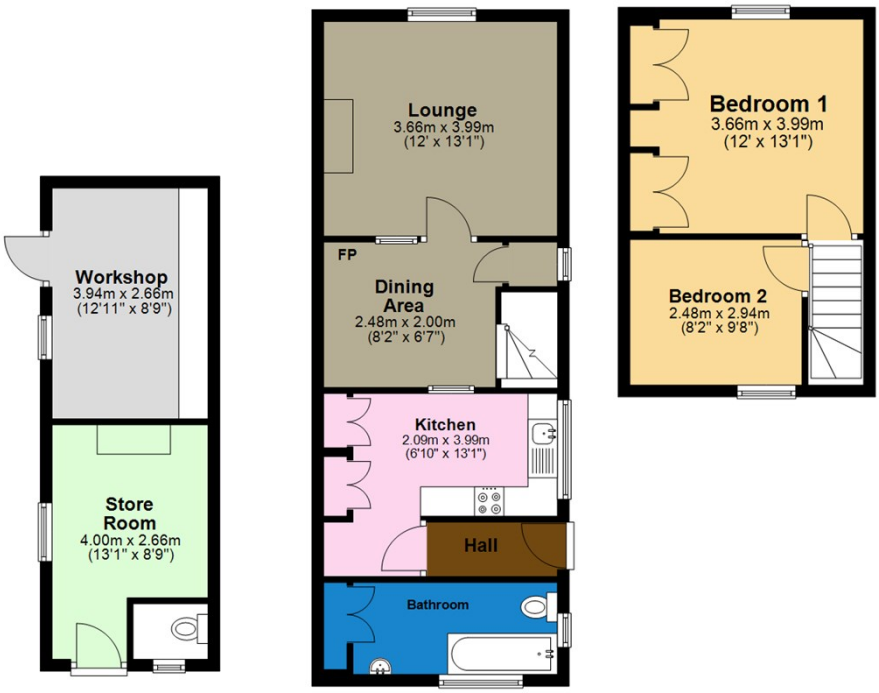
The parking can be for two vehicles behind the 5 bar gate and laid to concrete with the addition of patio slabs also.

Ground Floor

Approx. 65.8 sq. metres (708.7 sq. feet)

First Floor

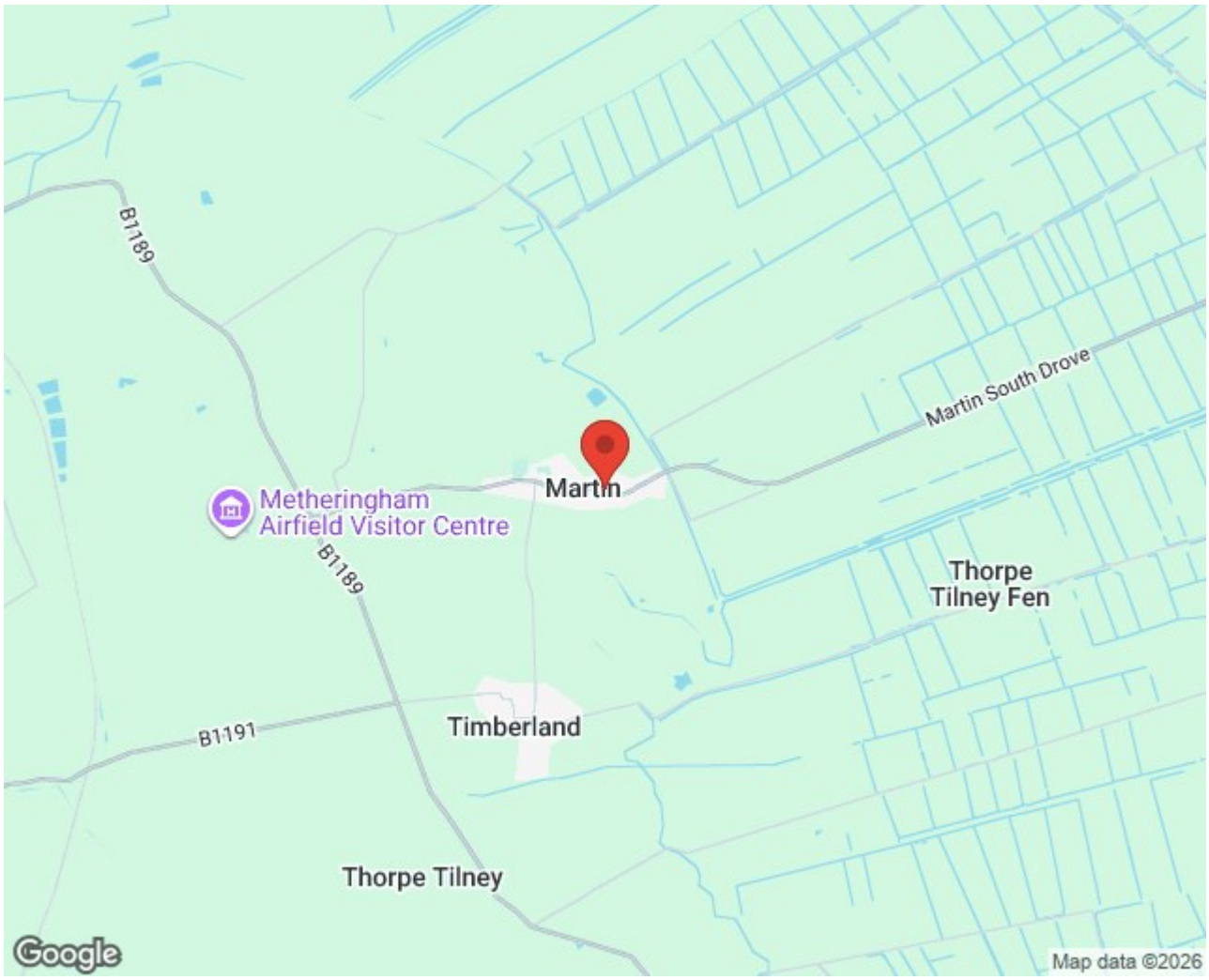
Approx. 24.9 sq. metres (268.1 sq. feet)



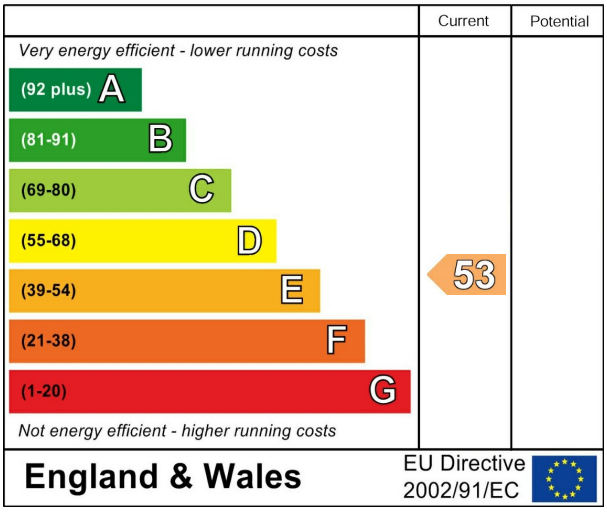
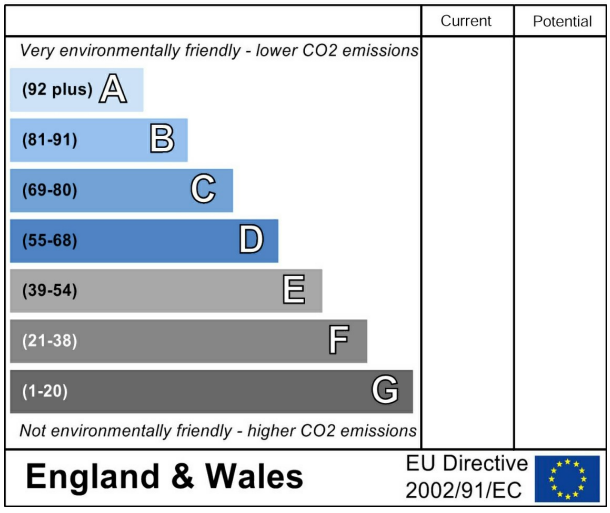
Total area: approx. 90.7 sq. metres (976.7 sq. feet)

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture

Plan produced using PlanUp.



Energy Efficiency Rating



Environmental Impact (CO_2) Rating