



The Martins

Set within an attractive country lane in the sought-after village of Sibsey, this established detached bungalow offers generous and versatile accommodation, ideal for a range of different lifestyles. Occupying a prominent corner plot, the property enjoys gardens to the front, side and rear, with the latter designed for low maintenance living through a combination of gravel and patio areas.

Inside, the spacious layout includes a superb lounge-diner and a well-appointed breakfast kitchen. There are three comfortable double bedrooms, with one offering excellent potential to serve as a separate dining room if preferred. The principal bedroom benefits from its own en-suite shower room, complemented by a well-proportioned four-piece family bathroom.

A unique feature of this well-loved bungalow is the generous rear conservatory, providing an additional reception space that links to a utility area with a useful office off, with cloakroom. This area is perfect for those working from home or could easily function as an occasional fourth bedroom for guests. It could also offer future potential as an annex subject to consent, as this area is adjacent to the double garage.

Offered with no onward chain, this adaptable bungalow presents a rare opportunity in a prime village location which has a popular primary school, shop and post office and village pub, all within close walking distance. Early viewing is recommended.

EPC - D

Council Tax Band - C

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Entrance Double uPVC double doors open into a front **entrance porch**, with two further uPVC doors opening into the **Entrance Hallway** – Being L shaped with a radiator, loft access with loft ladder, light and power, built-in airing cupboard with hot water cylinder and further storage cupboard with shelving.

Lounge-Diner 7.26m x 4.19m (23'10 x 13'9) – Having a uPVC window to the front aspect and further window to the rear aspect looking through into the conservatory. There are two radiators and two ceiling light points and an attractive fireplace which comprises a living flame effect gas fire with a marble back panel and hearth and carved wooden fire surround.

Breakfast Kitchen 3.12m x 3.76m (10'3 x 12'4) – Has a uPVC window to the rear aspect and a part glazed door leading through to the conservatory. The kitchen comprises a range of granite effect work surfaces and co-ordinating breakfast table with dark oak coloured drawer and cupboard units at both base and eye level to also include some glass fronted display cupboards. Integrated appliances include a double electric fan and an electric hob with extractor fan over. There is a convenient space and point for a larger style fridge freezer and space and plumbing for a dishwasher. An inset sink unit has a mixer tap over and there is splashback tiling where appropriate.

Conservatory 6.25m x 1.88m (20'6 x 6'2) – Of brick and uPVC construction with a door to the side aspect and windows to the rear. The conservatory is divided into two sections, with a second door which leads into a **Utility Area 5.03m x 1.91m (16'6 x 6'3)** – With space and plumbing for a washing machine beneath a single drainer sink unit. There is a further door to the side aspect so that both sides of the conservatory can be accessed without going through the main property. A part glazed door leads through to the:

Office/Guest Room/Bedroom Four 3.40m x 2.82m (11'2 x 9'3) – The room is carpeted with a radiator and a built-in wash basin with hot and cold taps over and a cupboard beneath. A separate cloakroom houses a low-level WC.

An additional door in the utility area leads through to the **Attached Garage 5.38m x 5.38m (17'8 x 17'8)** - which has two electric doors, lights, power point and wall mounted gas fired boiler. The office takes up a little of the original space in one side of the double garage and so now the garage is $\frac{3}{4}$ of the original size, but with space still for two vehicles and the added option to extend the office into the garage itself if required.

Bedroom One 4.17m x 4.01m (13'8 x 13'2) – Has a uPVC window to the front aspect, radiator and range of bedroom furniture to include wardrobes, drawers and bedside table open to negotiation within the purchase price.

En-suite Shower Room - Has a uPVC window to the side aspect and comprises a three-piece suite to include a corner shower enclosure with shower unit fitted, pedestal wash hand basin and a low-level WC. The shower room is fully tiled with a radiator.

Bedroom Two 3.12m x 3.76m (10'3 x 12'4) – Has a uPVC window to the side aspect, a radiator and a range of fitted wardrobes with hanging rails and shelving. The wardrobes also are part of a co-ordinating suite to include a drawer unit and bedside cabinet.

Bedroom Three /Dining Room 3.58m x 2.84m (11'9 x 9'4) – More recently used as a study, with a uPVC window to the front aspect and a radiator.

Family Bathroom 3.10m x 2.06m (10'2 x 6'9) – Has a uPVC window to the rear aspect and comprises a four-piece white bathroom suite to include a panel bath, pedestal wash handbasin, low flush WC and a tiled shower cubicle. The bathroom is fully tiled with a radiator.





Outside - The property is reached over a generous driveway providing ample off-road parking that leads up to the aforementioned Double Garage.

Situated upon a corner plot, the bungalow enjoys garden spaces to the front, side and rear of the property, with a combination of fencing and established hedging to the boundaries and well stocked borders planted with host of flowering plants and shrubs. The garden to the rear of the property lower maintenance in design and ideal for garden furniture, plant pots etc. It is laid mainly to patio with shrubs and bushes and a gravelled area. A timber shed will be included within the sale of the property.





Total area: approx. 162.3 sq. metres (1747.4 sq. feet)

