



**High Street, Martin Lincoln LN4 3QT**

**welcome to**

## **High Street, Martin Lincoln**

The Old Sawmill is an immaculately presented home full of character. A large central lounge and dining area forms the heart of the property, creating a warm and welcoming space. All bedrooms benefit from ensuites, with driveway parking and an enclosed rear garden completing this unique home.



### **Entrance Hall**

Being entered via a composite door which is wheelchair friendly, with two built-in cupboards and radiator.

### **Open Plan Lounge Diner**

Featuring a brick fireplace with extra large multi-fuel burner, underfloor heating, four radiators, vaulted ceiling, two built-in cabinets either side of the fireplace, built-in bookshelf, wood effect flooring to the dining area, storage cupboard, windows to the rear & side and patio doors to the rear.

### **Kitchen**

Fitted with a range of base units with work surfacing over, tiled splashbacks, kick board heater, quartz sink, integrated appliances including a dishwasher, fridge freezer, microwave & oven, electric hob, vinyl flooring, boiler and patio doors to the rear.

### **Utility / WC**

Having base units, sink, plumbing for washing machine, WC, radiator and vinyl flooring.

### **Bedroom One**

There is a TV point, radiator, access to a mezzanine space which is perfect for an office / hobby room and window to the side.

### **Ensuite**

Recently modernised with a shower cubicle with electric shower, corner bath, wash hand basin, WC, radiator and window to the side.

### **Bedroom Two**

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

### **Ensuite**

Fitted with a shower cubicle with mains power shower, bath with shower over, wash hand basin, WC, radiator and vaulted ceiling.

### **Bedroom Three**

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

### **Ensuite**

Fitted with a shower cubicle with power shower, wash hand basin, WC, radiator, vinyl flooring and window to the side.

### **Bedroom Four**

Currently being used as a music room with a radiator and window. There is potential and plumbing for an ensuite with a cupboard.

### **Outside**

There is gated access providing parking to the side, polytunnel, wood store, hardcore area with shed, wood effect patio, lawned garden and raised beds.

### **Outbuilding**

Having electric throughout with vinyl flooring and three windows. The current owner has advised that the roof and flooring has recently been fitted.



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## High Street, Martin Lincoln

- Simply one of a kind family home
- Four bedrooms with three ensembles
- Rear garden with outbuilding
- Huge lounge/diner with multi-fuel burner & vaulted ceilings
- Finished to an incredible high standard

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH113119 - 0005

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