

26 Moor Lane

Martin, LN4 3RB

Book a Viewing!

£220,000

A spacious and well presented three bedroom detached bungalow of partially non-traditional construction, set well back from the road in a non-estate position on the outskirts of the popular village of Martin.

The property has been extended over time and offers spacious and versatile accommodation, together with private established gardens, a large driveway and generous garage/workshop.

The accommodation provides more space than the exterior might initially suggest, with two separate reception areas including a dining/living room with multi-fuel burner and a good sized lounge. There is also a fitted kitchen, three bedrooms and a shower room. The third bedroom is currently used as a home office, giving some flexibility depending on a purchaser's requirements.

Outside is a particular feature of the property. The bungalow is set back behind an established front garden with a large gravelled driveway providing ample off-road parking and access to the garage/workshop.

The private gardens extend around the property and have been divided into a number of different areas, providing a mixture of lawns, established flower and shrub beds, mature planting, a pond, rockery and several separate seating areas. To the rear is an enclosed garden with patio, while a further gated area creates an additional more secluded section of garden with its own patio and garden store.

The property is conveniently positioned for the centre of Martin, which benefits from a village shop, primary school and pre-school, village pub and active village hall.

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IMPORTANT INFORMATION REGARDING CONSTRUCTION
The property is of partially non-traditional construction. We have been advised that some parts of the property may retain grey concrete/asbestos construction, with some sections having been removed or replaced over time.

The owners have provided a plan indicating the areas where this construction may remain. Prospective purchasers are advised to satisfy themselves as to the construction of the property and obtain their own appropriate survey and specialist advice before proceeding.

LOCATION
Martin is a rural Lincolnshire village with a useful range of local amenities including a village shop, primary school and pre-school, village hall and public house.

The village is surrounded by open Lincolnshire countryside while remaining conveniently positioned for access to nearby villages and towns. Metheringham is within easy reach and provides a wider range of everyday amenities together with a railway station, while the popular village of Woodhall Spa is approximately five miles away and offers a good range of independent shops, cafés, restaurants and leisure facilities.









The village is also well placed for access towards Lincoln and Sleaford, making it a practical location for those looking for a village setting while remaining within reach of larger centres.

ACCOMMODATION

ENTRANCE HALL
With two built-in storage cupboards, one housing the LPG fired wall mounted combination boiler, heating thermostat, radiator and access to the roof space.

DINING ROOM AND LIVING AREA
18' 10" x 9' 11" (5.74m x 3.02m) Features fireplace and hearth incorporating a multi-fuel burner, radiator and open access to the kitchen. Glazed double doors lead into the lounge.

LOUNGE
16' 3" x 12' 4" (4.95m x 3.76m) With fireplace and hearth, fitted base storage cupboards and drawers within the recess and radiator.

KITCHEN
16' 0" x 9' 3" (4.88m x 2.82m) Fitted with a range of base and wall mounted cupboards with work surfaces and a stainless steel 1 ½ bowl sink and drainer. Appliances include a Range style cooker with six-ring gas burner, stainless steel splashback and extractor above, integrated fridge and freezer and integrated dishwasher (which we understand is currently not connected). There is also space and plumbing for a washing machine, additional fitted storage, radiator and external side entrance door.

INNER HALLWAY
Access to two bedrooms and WC/Shower Room.

BEDROOM 1
10' 10" x 10' 8" (3.3m x 3.25m) Double bedroom with radiator and outlook towards the side garden and garage.

BEDROOM 2
10' 3" x 7' 10" (3.12m x 2.39m) A flexible bedroom currently used as a home office, with radiator and laminate flooring.

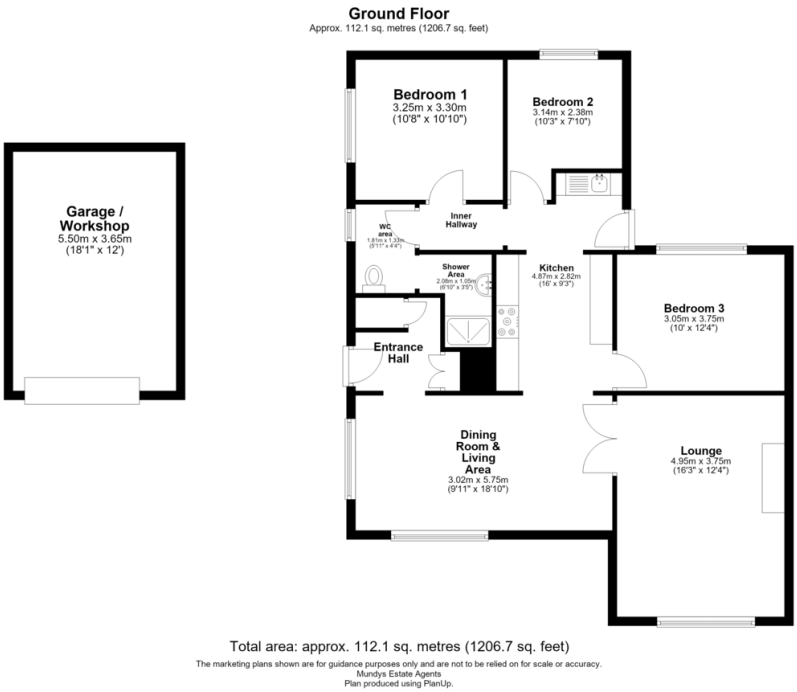
BEDROOM 3
12' 4" x 10' 0" (3.76m x 3.05m) A range of fitted wardrobes, matching dressing table, storage cupboards and radiator.

WC AND SHOWER ROOM
Fitted with a shower enclosure, vanity wash hand basin with storage below and low-level WC. Fully tiled walls, built-in storage cupboard, heated towel rail and inset ceiling lighting.

OUTSIDE
The property is set well back from Moor Lane and approached over a large gravelled driveway with turning area, providing ample off-road parking and access to the garage/workshop. The established front garden incorporates a mixture of shrubs and ornamental trees, with gated access leading through to the rear.







Total area: approx. 112.1 sq. metres (1206.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.
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Plan produced using PlanUp.

The private rear garden is predominantly laid to lawn with established flower and shrub beds, pathways, a pond, rockery and paved patio seating area.
A further gated section leads into a more secluded area of garden, providing another paved seating area and a timber garden store with power and lighting.
The different sections of garden provide a good choice of seating areas and give the outside space plenty of variety.

GARAGE
A generous garage/workshop with up-and-over door, fitted base cupboards and work surfaces, wall shelving and loft storage. Outside there is a cold water tap.

KEY FACTS FOR BUYERS

SERVICES
Mains water, electricity and drainage. LPG-fired central heating.

EPC RATING – F.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

The office/bedroom image has been digitally enhanced using AI to remove clutter and improve presentation. It is for illustrative purposes only.

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NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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The Property Ombudsman