



22 Wyatt Close
Martin, Lincoln, Lincolnshire LN4 3RN

£315,000

BELL



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Lincoln – 13 miles
Grantham – 27 miles with East Coast rail link to London
Boston – 21 miles

(Distances are approximate)

22 Wyatt Close is a spacious, four-bedroom family home, located to an end-of-close position with private rear garden. Modernised in recent years, the property enjoys well-appointed kitchen and bathroom fitments and a dozen solar panels (owned). Accommodation comprises a front (south) facing lounge, dining room, cloakroom and kitchen to the ground floor; three double bedrooms plus a smaller fourth, and family bathroom, to the first floor. An electric roller shutter door enters the garage, with driveway parking to the front and an enclosed garden at the rear ideal for children and pets.

Martin is a popular village with a public house, primary school and hourly bus route to Lincoln (13 miles away). Further shopping, social and educational facilities can be found within the larger village of Woodhall Spa which is a short drive away.

Hallway 22' 6" x 5' 10" (6.85m x 1.78m)

With uPVC double glazed obscure windows flanking door to the front and having radiator with oak flooring, carpeted stairs to first floor and wooden door to:

Lounge 13' 11" x 11' 10" (4.24m x 3.60m)

With uPVC double glazed window to front and having log burning Flavel stove with tiled surround and stone stand. There is oak flooring, radiator, tv point and multiple power points.

Dining Room 11' 10" x 10' 1" (3.60m x 3.07m)

With uPVC double glazed French doors to rear, windows to sides, radiator and multiple power points.



Cloakroom

With uPVC double glazed obscure window to rear, low-level WC, hand wash basin, heated towel rail and tiled flooring.

Kitchen 17' 4" x 11' 10" (5.28m x 3.60m)

With uPVC double glazed window to rear and stable style door to side. A modern kitchen with storage units to base and wall levels, breakfast bar and full height back including larder shelving, Bosch double oven, CDA electric hob beneath extractor and Bosch coffee machine. There is space and connections for under counter washing machine and dishwasher, upright fridge-freezer, radiator, tiled flooring and multiple power points.

First Floor Landing

With loft access hatch, radiator, wooden flooring and doors to bedrooms and bathroom.

Bedroom 4 8' 4" x 7' 1" (2.54m x 2.16m)

With uPVC double glazed window to rear, radiator, multiple power points and wooden door to airing cupboard.

Bathroom 7' 4" x 5' 6" (2.23m x 1.68m) plus sink space

With uPVC double glazed obscure window to rear and having low-level WC, hand wash basin to storage unit and P shaped panel bath with monsoon and regular shower heads. There is heated towel rail and tiles to walls and floor.

Bedroom 2 11' 9" x 9' 11" (3.58m x 3.02m)

With uPVC double glazed window to rear, wooden flooring, radiator and multiple power points.

Main Bedroom 11' 10" x 11' 3" (3.60m x 3.43m) plus built-in wardrobes

With uPVC double glazed window to front, radiator and multiple power points.

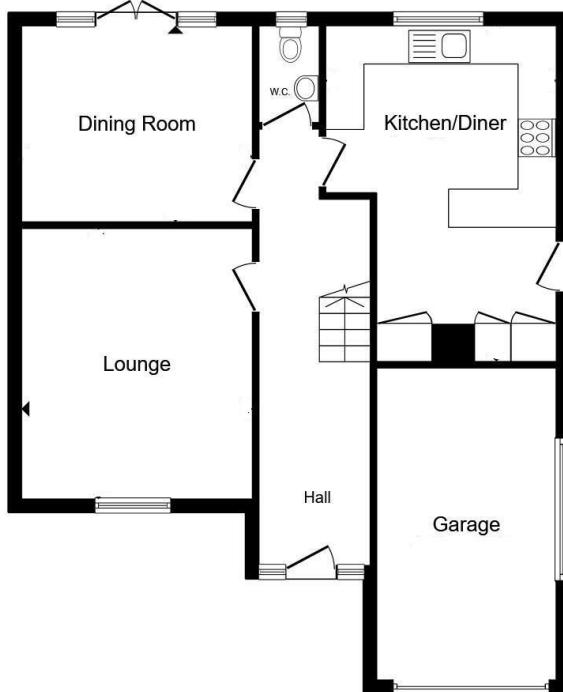
Bedroom 3 12' 1" x 9' 3" (3.68m x 2.82m)

With uPVC double glazed window to front, radiator, wooden flooring and multiple power points.

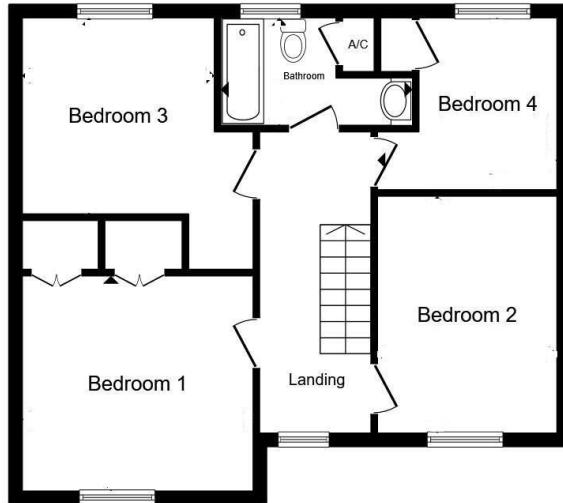
Outside

The property is approached to the front over a gravelled driveway parking space, suitable for multiple vehicles, leading to the **Garage 16' 6" x 9' 4" (5.03m x 2.84m)**, with electric roller shutter door, power connected, uPVC double glazed obscure window to the side and a floor standing oil-fired boiler.

The front garden space is laid to lawn, with a paved path running from the front door and around the side, to the rear garden primarily laid to lawn with mature flower beds, patio seating spaces and a bark chipped bed currently housing a trampoline.



Ground Floor



First Floor

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Please Note: Since the EPC was done the windows, doors, heating and solar panels have all been upgraded so there is potential that this will have improved the EPC rating.

East Lindsey District Council – Tax band: C
EPC Rating: E

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.
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