

Village & Country



64 Moor Lane, Martin

Set to the fringe of the village stands this deceptively spacious three bedroom detached bungalow. The property stands within most appealing grounds providing private enclosed rear gardens with workshop, timber summer house and covered 'hot tub'. Internally the property is enhanced by large dual aspect lounge and conservatory overlooking the rear garden. The village of Martin has a general store, primary school, public house and hourly public transport to Lincoln. The larger villages of Woodhall Spa and Billinghay are both a short drive away.

Entrance Lobby, Entrance Hall, Lounge, Kitchen, Conservatory, Utility Room
Three Bedrooms & Bathroom

Oil Central Heating – UPVC Double Glazing – Ample Off-Street Parking
Detached Garage – Enclosed Rear Garden with Paved Patio Area
Timber Summer House with Covered Veranda - Timber Workshop
Mains Water, Electric & Drains

19 Station Road, Woodhall Spa, Lincs, , LN10 6QL

Tel: 01526 353333 Fax: 01526 352600

E-mail: woodhallspa@robert-bell.org

Website: www.robert-bell.org

ACCOMMODATION

Entrance to the property is gained through a UPVC door to:

ENTRANCE LOBBY

With wood-effect flooring and doorway to:

ENTRANCE HALL

With built-in cloaks cupboard, coved ceiling, dado rail, wood-effect flooring, radiator, power points and door to:

LOUNGE 22' x 12' 5" (6.70m x 3.78m)

A dual aspect room providing rural aspect from the front of the property and views over the rear garden. There is an open fireplace with stone surround, coved ceiling, TV aerial point, wood-effect flooring, two radiators and power points.

KITCHEN/DINER 17' 7" x 11' 2" (5.36m x 3.40m) extending to 9' 9" (2.97m)

With side aspect and having a range of fitted units comprising 1½ sink drainer inset to worksurface over matching base units including integral fridge. There is a range double oven with five-ring gas hob, wall-mounted cupboards above and filter over hob. There is tiled flooring, power points, UPVC door to utility room and UPVC door leading to:

CONSERVATORY

13' 4" x 9' 10" (4.06m x 2.99m)

Overlooking the rear garden and having tiled flooring, power points and UPVC double doors to rear garden.

UTILITY ROOM 6' 1" x 6' (1.85m x 1.83m)

With fitted worksurface over space and plumbing for washing machine. There is rear aspect, power points and UPVC door to rear.

BEDROOM 1 15' x 10' (4.57m x 3.05m)

With appealing dual aspect and having two built-in wardrobes with overhead storage, radiator and power points.

BEDROOM 2 12' x 10' (3.65m x 3.05m)

With side aspect and having coved ceiling, radiator and power points.

BEDROOM 3 12' x 7' 8" (3.65m x 2.34m)

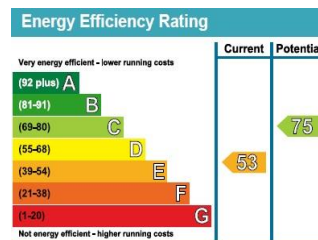
With side aspect and having radiator, wood-effect flooring and power points.

BATHROOM

With a white suite comprising panelled spa bath having shower over, pedestal wash hand basin and low level WC. There is decorative wall tiling, tiled flooring, uplighting and heated towel rail.

OUTSIDE

The property is approached over a driveway providing turning area, ample parking for several vehicles and leads to **Detached Garage** with timber doors, power and lighting. The remaining front garden is laid to lawn with raised feature garden pond. The enclosed rear garden is predominantly laid to lawn with paved patio (having integral barbeque) off the conservatory. There is covered 'hot tub' (subject to separate negotiation) with further accompanied patio and open storage to one side. There is a **Timber Summer House 12' x 12' (3.65m x 3.65m)** with covered veranda and **Timber Workshop 22' x 15' (6.70m x 4.57m)**. There is a wide variety of decorative plants and shrubs further enhancing the appealing and private garden.



The graph shows the current energy efficiency of your home. The higher the rating, the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Local Authority

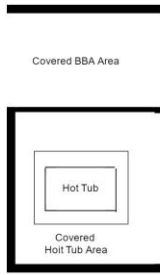
North Kesteven District Council
DISTRICT COUNCIL TAX BAND C.
The postcode for this property is LN4 3RB.

VIEWING: By arrangement with the agents **Woodhall Spa office, 19 Station Road, Woodhall Spa, Lincs. LN10 6QL. Tel: 01526 353333. Fax: 01526 352600.**

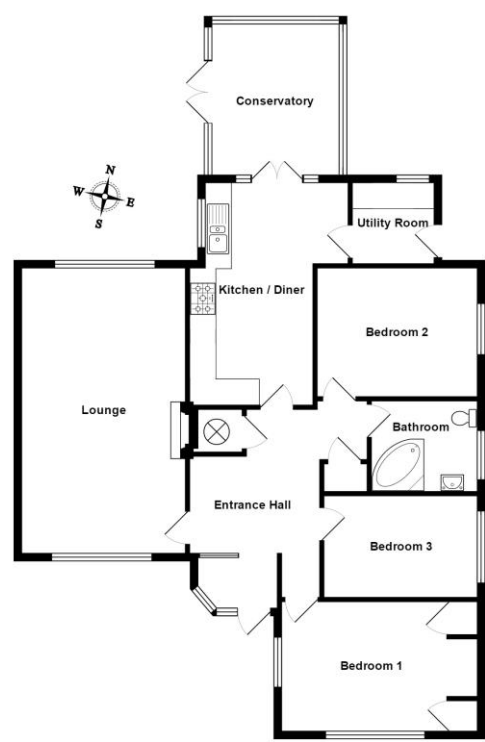
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

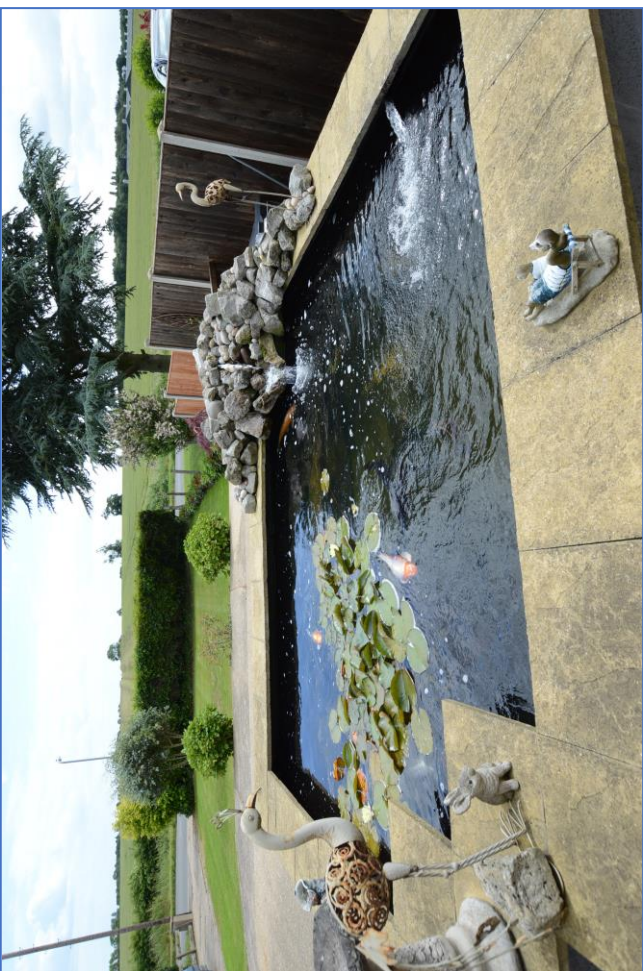
Email: woodhallspa@robert-bell.org
Primary Web Sites: www.robert-bell.org
www.rightmove.co.uk
OnTheMarket.com





Links2Lincs floor plans are for guide use only and should not be relied upon for decision making information or dimensions and layout accuracy.







THESE PARTICULARS WERE PREPARED JULY 2016

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

DISCLAIMER

Messrs Robert Bell and Company for themselves and for vendors or lessors of this property whose agents they give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Messrs Robert Bell and Company has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

Property Reference: WO0001 2381 /OM5



Chartered Surveyors, Auctioneers, Land & Estate Agents



B063 Ravensworth Digital 0191 2303553