

EPC TO FOLLOW

The Roost

Approximate Gross Internal Area
Ground Floor = 135.4 sq m / 1457 sq ft
First Floor = 119.1 sq m / 1282 sq ft
Total = 254.5 sq m / 2739 sq ft
(Including Void)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



61D, High Street, Martin, Lincoln, Lincolnshire, LN4 3QY

£599,950 Freehold

NO CHAIN This extremely well presented and individually designed modern family home is set back from the High Street in the heart of the popular village of Martin.

The property boasts many charming features such as a log burning stove in the Lounge, large picture window in the Hallway/Landing creating an impressive amount of light, a country shaker style Kitchen and much more.

VILLAGE CENTRE LOCATION | AMPLE PARKING | STUNNING WRAP AROUND GARDENS | WELL PROPORTIONED ACCOMMODATION
| EXTREMELY WELL PRESENTED THROUGHOUT | CHARMING CHARACTER FEATURES | FOUR DOUBLE BEDROOMS | TWO EN-SUITE
SHOWER ROOMS | INDIVIDUALLY DESIGNED HOME



ACCOMMODATION

Entrance Hall

Living Room - 19'10" x 14'7" (6.05m x 4.45m)

Dining Room - 15'11" x 10'8" (4.85m x 3.25m)

Study - 9'3" x 9' (2.82m x 2.74m)

Kitchen/Breakfast Room - 15'3" x 13' (4.65m x 3.96m)

Utility Room - 9'3" x 8' (2.82m x 2.44m)

Downstairs Cloakroom

Bedroom One - 27'11" x 13' (8.5m x 3.96m)

En-Suite Shower Room

Bedroom Two - 19'10" x 14'7" (6.05m x 4.45m)

Bedroom Three - 16' x 10'8" (4.88m x 3.25m)

Bedroom Four - 13' x 10'11" (3.96m x 3.33m)

Family Bathroom

Double Garage - 18'1" x 18'1" (5.5m x 5.5m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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The accommodation comprises of Entrance Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Study, Downstairs Cloakroom, Four Double Bedrooms, Two En-Suite Shower Rooms, Family Bathroom and a Double Garage.

The property is approached over a private gravel driveway with rights of vehicular access, leading to a gravel driveway with ample parking.

The rear garden is of particular note, being immaculately presented, wrapping around the rear and side elevation, being principally laid to lawn with numerous established trees, plants and shrubs. There is a paved patio area with pergola which is the perfect sun trap in the afternoon. There is an outside light and outside tap.

Martin is a lovely, semi-rural village, located approximately 13 miles south east of Lincoln and just 5 miles from Woodhall Spa. The village boasts a Village, village pub Church & Post Office.