



**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, which creates 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.

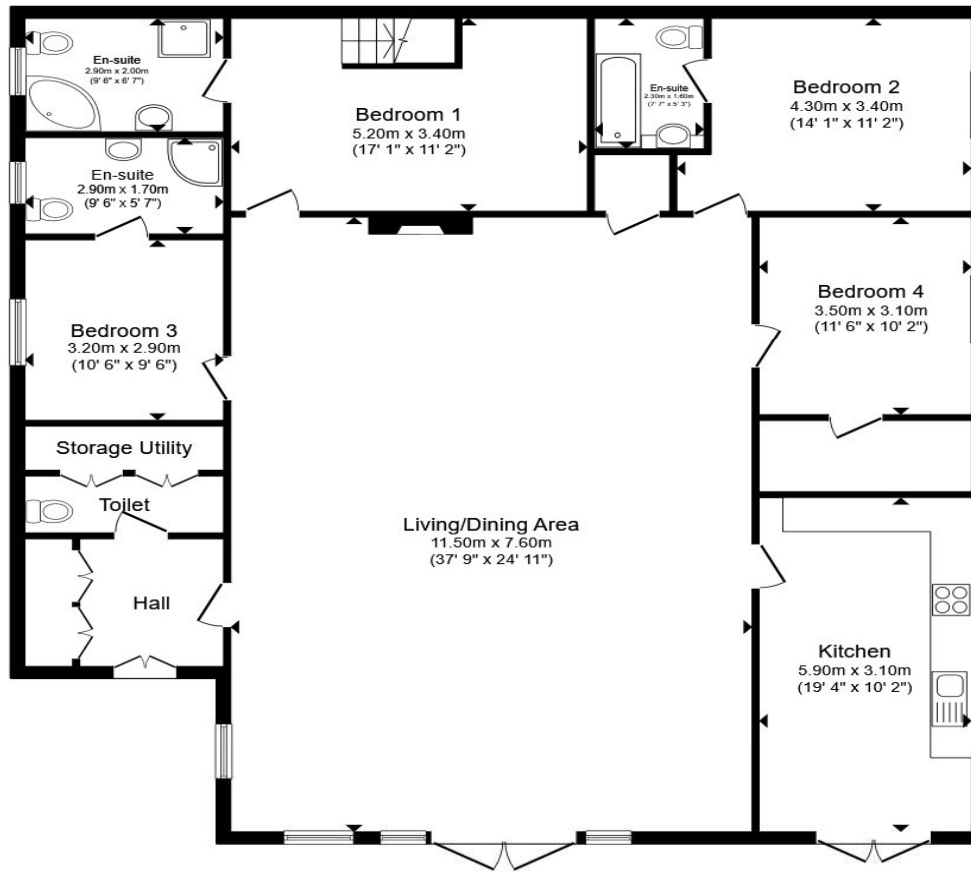
### **Outbuilding**

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

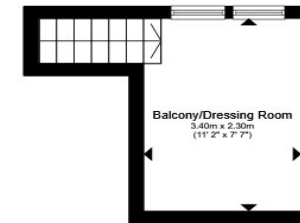


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**Ground Floor**



**First Floor**

Total floor area 198.4 m<sup>2</sup> (2,136 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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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 - 0007

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