



18 Wyatt Close
Martin, Lincoln, LN4 3RN

£245,000

3 Bedroom Detached House

- Freehold
- Generously Sized
- 3 Bedrooms & Bathroom
- Open Plan Ground Floor
- Conservatory & WC
- Attached Garage & Driveway
- Enclosed Rear Garden
- Pleasant Cul De Sac Location
- On Edge Of Popular Village
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 18 Wyatt Close, Martin, Lincoln, LN4 3RN](#)



Overview

Enjoying a popular cul de sac location on the edge of this popular village is this detached house offering generously sized family accommodation that is well maintained and presented. Martin has a well regarded primary school which is only a short walk from the property. Features include oil fired central heating and uPVC double glazing.

The accommodation briefly comprises: Reception Hall, Cloakroom, Lounge with multi fuel fire and opens to the large Dining Kitchen that has been refitted with integrated appliances and a Conservatory. To the first floor is the Landing, three generous Bedrooms and Bathroom which has also been re-fitted.

To the front a driveway provides ample parking and leads to an attached garage with potential to extend above. The main gardens are to the rear being enclosed and simply laid to lawn for ease of maintenance.

Viewing is recommended to fully appreciate the property and all that it offers.





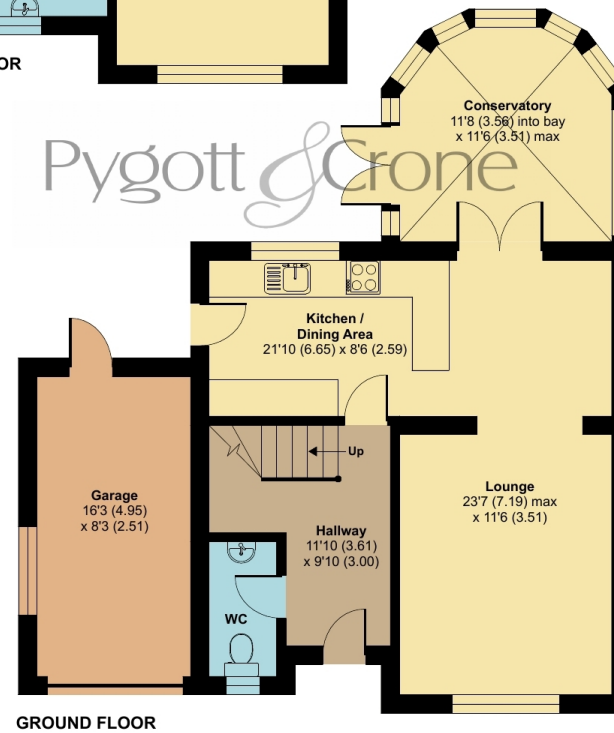
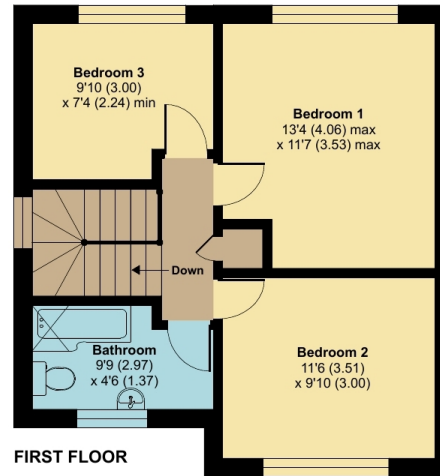
Wyatt Close, LN4

Approximate Area = 1119 sq ft / 104 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1255 sq ft / 116.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Pygott & Crone. REF: 1014434



Location



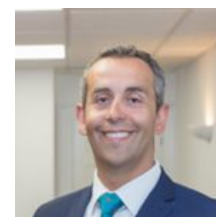
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is on the market with our Sleaford branch

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