



The Old Brewhouse, 94 High Street
Martin, Lincoln, Lincolnshire, LN4 3QT

£325,000

3 Bedroom Semi-Detached House

- Substantial period family home
- Some 1,527sqft of accommodation
- No onward chain
- Character features & open plan feel
- 3 double bedrooms & en suite shower
- Main bathroom has freestanding bath
- Large, versatile barn with approx. 415sft
- Extensive parking & enclosed garden
- EPC Rating - E, Council Tax Band - C

[Click here to access the Energy Performance Certificate for The Old Brewhouse, 94 High Street, Martin, Lincoln, Lincolnshire, LN4 3QT](#)



Overview

Viewing essential to fully appreciate the space offered by this 1,527 sqft period family home in conjunction with a large, versatile barn suitable for a variety of uses. Located toward the centre of this popular village only some 4 miles from the larger and much sought after village of Woodhall Spa the property is offered for sale with no onward chain and features oil fired central heating and wood effect uPVC double glazing.

The accommodation comprises Entrance Hall, Lounge with wood burner, dining Room, Dining Kitchen, Conservatory and Rear Lobby. The ground floor has an open plan feel with character features such as wooden floors and beamed ceilings. To the first floor are Three Double Bedrooms, an En Suite Shower Room and main house Bathroom with a free standing bath on ball and claw feet together with a separate shower.

Outside a shared driveway to the side leads to further private parking and the large, versatile barn with approx. 415sqft. This is a key selling point for the property and offers potential for a variety of uses. Immediately to the rear of the house is the garden which is enclosed and laid mainly to lawn.





High Street, Martin, Lincoln, LN4

Approximate Area = 1527 sq ft / 141.8 sq m
Outbuilding = 415 sq ft / 38.5 sq m
Total = 1942 sq ft / 180.3 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2024. Produced for Pygott & Crone. REF: 1219540



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