



3 Wyatt Close
Martin, Lincoln, Lincolnshire, LN4 3RN

Offers Over
£305,000

4 Bedroom Link Detached House

- Freehold
- Well presented family home
- 1317sqft accommodation
- Oak staircase & internal doors
- Lounge with wood burner
- Dining kitchen, utility, wet room
- South facing garden not overlooked
- Oil central heating & solar panels
- Popular village location
- EPC Rating - B, Council Tax Band - C

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



Overview

A particularly well presented family home enjoying a cul de sac location in this small but popular village with a well regarded primary school but also convenient for surrounding towns. The accommodation is finished to a high standard and viewing is highly recommended to fully appreciate. Features include wood burner, oak staircase, oak internal doors, oil fired central heating and solar panels yielding a useful income.

The accommodation extends to some 1317sqft and briefly comprises hallway, lounge, dining area with French doors to rear, snug also with French doors and an infra red mirror heater, dining kitchen, utility room and wet room. To the first floor are four generous bedrooms three being double and a house bathroom with electric shower over P shaped bath.

Outside the rear gardens are South facing and not overlooked. They are a further feature of the property including lawn, patio, decking, pergola and hot tub. There is also a useful shed. The front garden is low maintenance with a driveway providing ample parking.

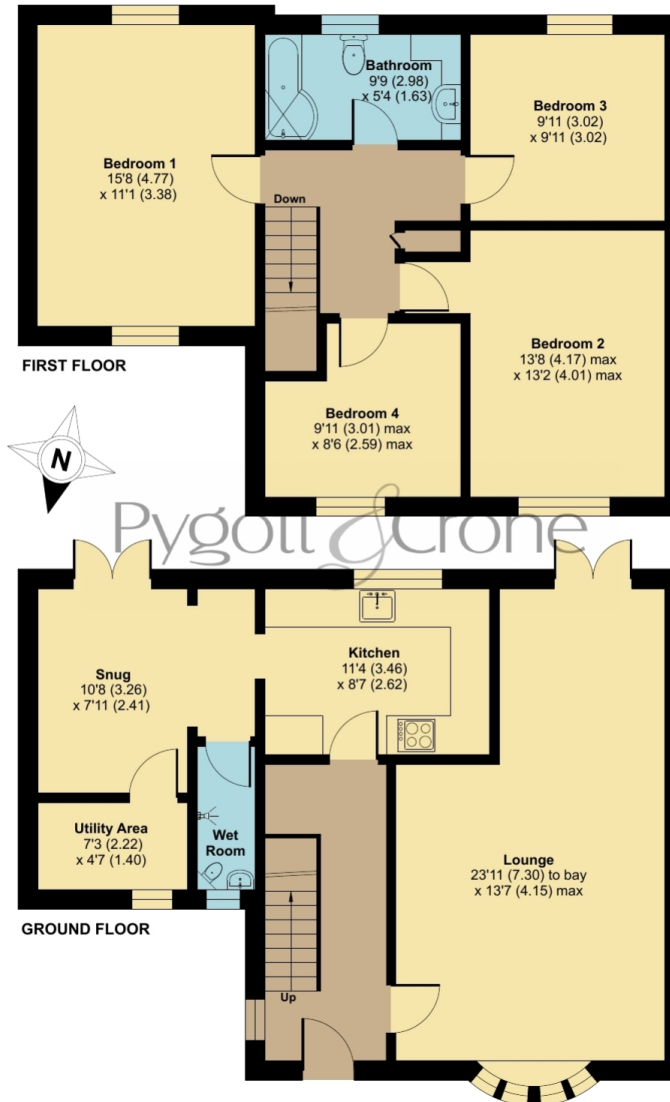




Wyatt Close, Martin, Lincoln, LN4

Approximate Area = 1317 sq ft / 122.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Pygott & Crone. REF: 1388644



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