



Wyatt Close, Lincoln, LN4 3RN

£245,000

Attractive, detached three bedroom family home which provides a refurbished and tastefully decorated interior throughout and is positioned on a substantial plot with high degrees of privacy. The ground floor has a welcoming entrance hall with storage area and ground floor wc, comfortable living room, re fitted kitchen dining area and a good sized conservatory. The first floor has three well proportioned bedrooms and a family bathroom that has been recently re fitted. The rear gardens are well maintained and provide high degrees of privacy and there is a single garage with driveway parking. The property is located on a small quiet cul de sac consisting of similar type properties in the well regarded village of Martin.



18 Wyatt Close, Martin, Lincoln, LN4 3RN

ENTRANCE HALL

Stairs to first floor, laminate flooring, storage areas, access to ground floor rooms

CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

LIVING ROOM 11'5" x 11'1" (3.5 x 3.4)

Double glazed window to front aspect, wood laminate flooring, log burner

KITCHEN DINING ROOM 20'0" x 8'10" (6.1 x 2.7)

Double glazed window to rear gardens, open plan dining area, re fitted with matching wall and base units with integrated and free standing appliances

CONSERVATORY 11'5" x 11'1" (3.5 x 3.4)

Double glazed conservatory with access to gardens

FIRST FLOOR LANDING

Loft access, carpet flooring

BEDROOM 13'1" x 11'5" (4.0 x 3.5)

Double glazed window, carpet flooring

BEDROOM 12'9" x 11'9" (3.9 x 3.6)

Double glazed window, carpet flooring

BEDROOM 10'2" x 7'2" (3.1 x 2.2)

Double glazed window, carpet flooring

FAMILY BATHROOM

Re fitted with a matching white bathroom suite and tiled surrounds

REAR GARDENS

Laid mainly to lawn and fully enclosed with high degrees of privacy

GARAGE & DRIVEWAY PARKING

Single garage with driveway parking





