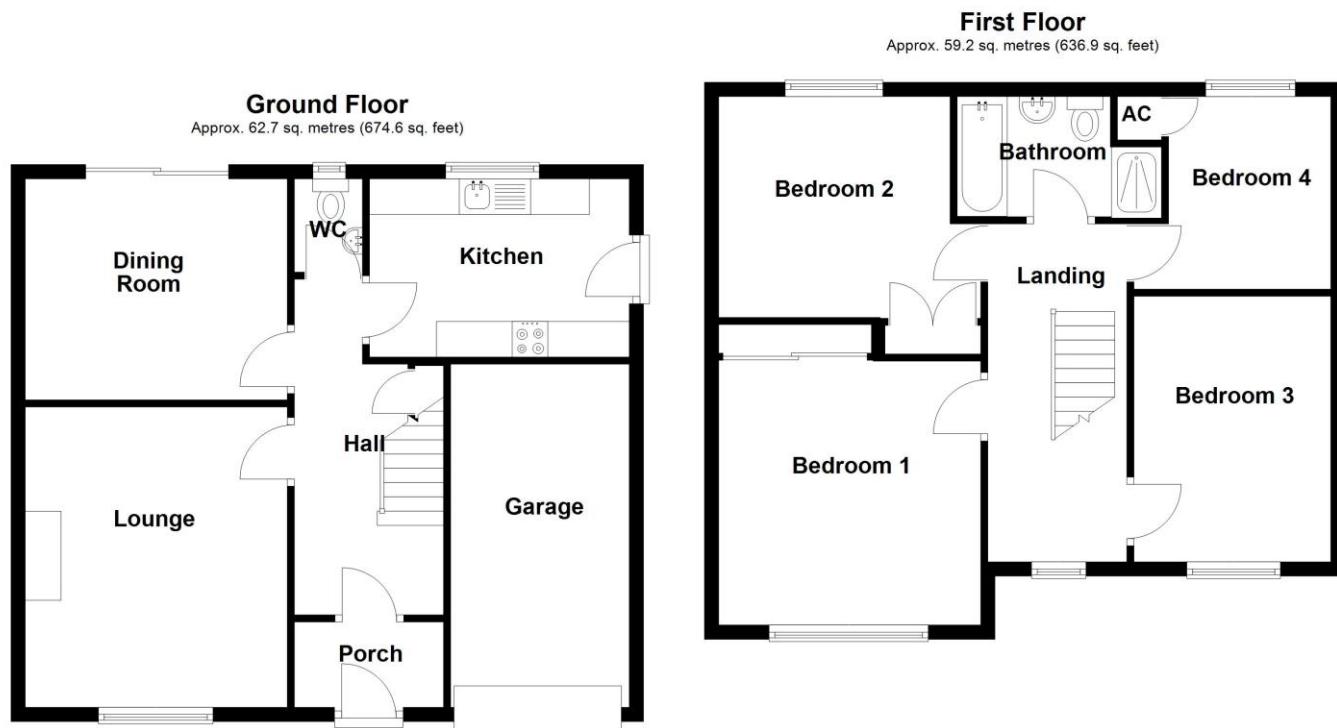


EPC TO FOLLOW



## 13 Wyatt Close, Martin, Lincolnshire, LN4 3RN

**£275,000 Freehold**

Situated in a cul-de-sac position, this attractive detached family home offers spacious and well-balanced accommodation with an integral garage, driveway and a private rear garden.

The property is approached via a driveway providing off-road parking and access to the garage, with a well-kept front garden laid mainly to lawn with established shrubs. The entrance hall has stairs rising to the first floor and a useful ground floor cloakroom/WC.

Cul-De-Sac Location | Detached Family Home | Four Bedrooms | Conservatory | Spacious Lounge With Bay Window | Separate Dining Room | Ground Floor Cloakroom | Garage | Private Enclosed Rear Garden | Well-Maintained Throughout



#### DESCRIPTION

To the front of the property is a generously proportioned lounge featuring a bay window and attractive fireplace. To the rear, a separate dining room provides an ideal setting for formal dining and entertaining, with sliding doors opening into the conservatory.

The conservatory overlooks the rear garden and offers an additional reception room, enjoying excellent natural light and direct access onto the patio, ideal for summer use.

The kitchen is fitted with a comprehensive range of wall and base units with ample worktop space and integrated cooking appliances. A rear door provides convenient access to the garden.

The first floor landing gives access to four well-proportioned bedrooms.

The master bedroom is a spacious double room. Bedroom two is also a comfortable double. Bedroom three provides another good-sized room, while bedroom four offers flexibility as a single bedroom or home office.

The family bathroom is fitted with a three-piece suite comprising panelled bath, shower, wash hand basin and WC.

The rear garden is a particular feature of the property being fully enclosed and enjoying a good degree of privacy. It is mainly laid to lawn with established borders, a patio seating area and a timber garden shed.



#### ACCOMMODATION

##### Entrance Hall

**Lounge** - 13'10" x 12' (4.22m x 3.66m)

**Dining Room** - 12' x 10'2" (3.66m x 3.1m)

##### WC

**Kitchen** - 11' x 8'2" (3.35m x 2.5m)

**Bedroom One** - 12' x 11'9" (3.66m x 3.58m)

**Bedroom Two** - 12' x 10'2" (3.66m x 3.1m)

**Bedroom Three** - 12'3" x 9'1" (3.73m x 2.77m)

**Bedroom Four** - 8'10" x 7'4" (2.7m x 2.24m)

##### Bathroom

**Garage** - 16'7" x 8'2" (5.05m x 2.5m)

#### LOCAL AUTHORITY

North Kesteven District Council

#### TENURE

Freehold

#### COUNCIL TAX BAND

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