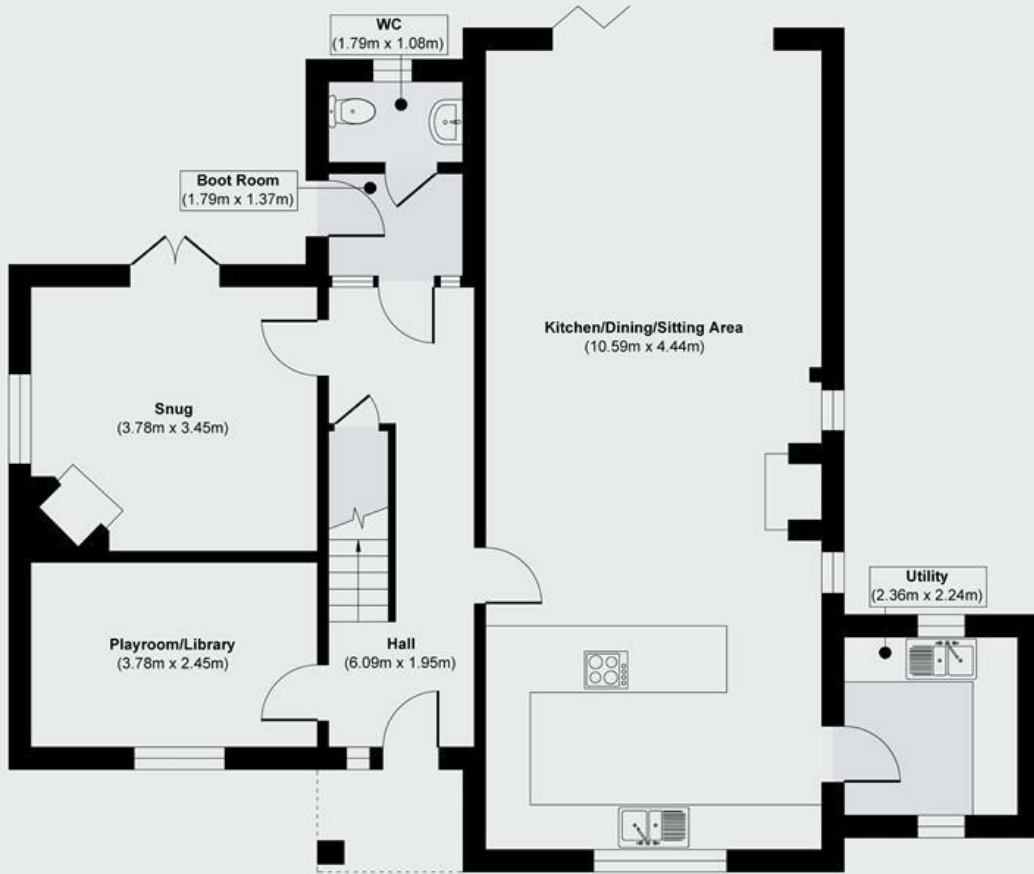




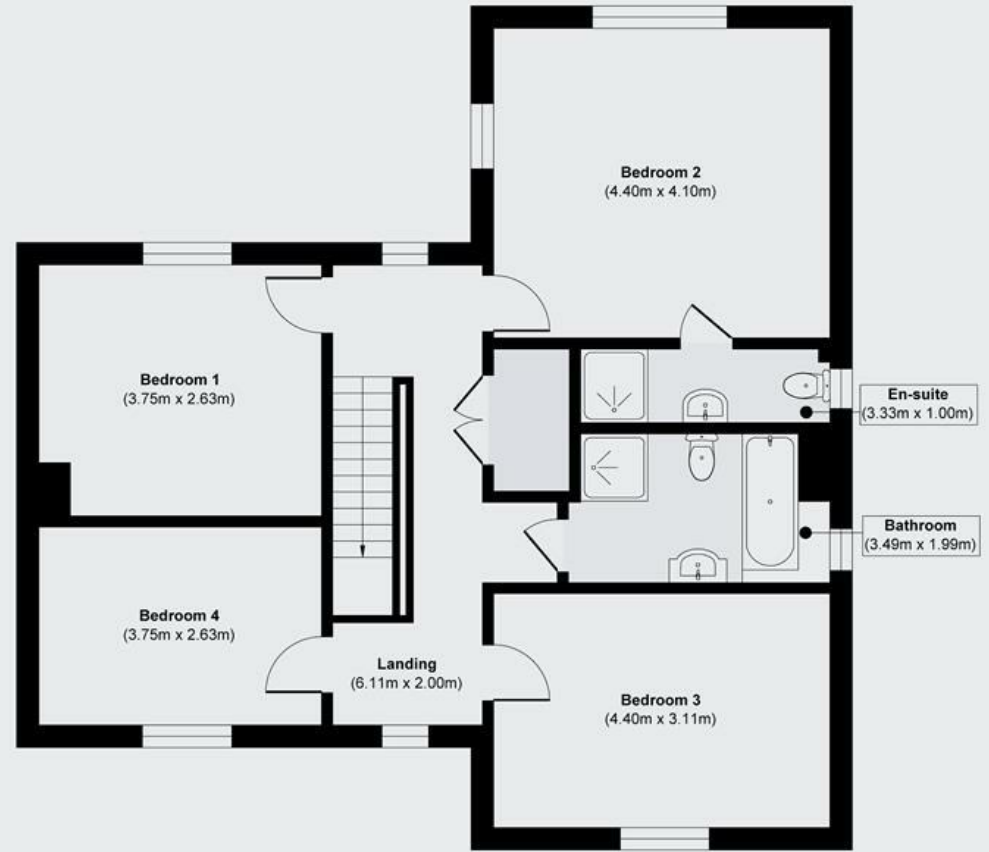
Walnut House
Hackthorn

MOUNT & MINSTER

Plot 2 Walnut House



Ground Floor
Approximate Floor Area
(97.89 sq. m)



First Floor
Approximate Floor Area
(85.83 sq. m)

Approx. Gross Internal Floor Area 183.72 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Walnut House Hackthorn

SUMMARY

A four bedroom detached executive house boasting numerous modern features. The downstairs spacious accommodation will include; Entrance Hall, Large Lounge Diner Kitchen, Two further Reception Rooms, Boot room and a Utility Room. Upstairs, the accommodation will comprise: First Floor Landing, Family Bathroom and Four Bedrooms one of which have En-Suites. Outside there will be a rear enclosed garden and a semi-detached car port.

KEY FEATURES

Air Source Heat Pump

PV Solar Panels

Car Port

5 Ring Electric Hob

Integrated Fridge, Freezer & Dishwasher

Flue Lined Chimney

Mains Power Shower

Partially Boarded Loft

METHOD OF SALE

Freehold with vacant possession on completion.

COUNCIL TAX BAND

Council Tax Band: TBC

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: TBC

SERVICES

Mains Water, Electricity, Private Drainage System, Air Source Heat Pump.

VIEWINGS

By prior arrangement with the Sole Selling Agents (01522 716204).

PPE will be provided for viewings whilst the property is under construction.

PARTICULARS

Drafted following clients' instructions of July 2024. More details to be found on the attached brochure.

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster Lincoln:

T: 01522 716204

BUER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

