



111 Walcott Road

This three bedroom family home is another excellent example of an older style property and the advantages that they can sometimes offer a growing family. Being set well-back from the road, the property features a generous driveway to the front with space for several vehicles.

Once inside, it's soon evident that the current owners have updated the accommodation, which being neutrally decorated feels light and spacious across both floors. The ground floor includes both a lounge and a separate dining room to the ground floor, together with a modern kitchen, a utility and a cloakroom. The 1st floor comprises three bedrooms and a bathroom with both a hand-held shower and rain head.

Billinghay offers easy access to Sleaford approximately 10 miles away, and is also well-positioned for the City of Lincoln itself (18 miles to the North West). Tattershall, Coningsby and Picturesque Woodhall Spa are all closer still, being approx. 4.5 miles, 5.5 miles and 8 miles respectively.

Billinghay benefits from a range of amenities including a Co-op supermarket and various shops and pubs, together with the Church of England Primary School and a GP's surgery.

- Well-Presented Three Bedroom Family Home
- Updated Throughout
- Lounge, Dining Room & Kitchen
- Utility & Cloakroom
- Front & Rear Gardens, Generous Driveway and Former Garage/Workshop
- Oil-Fired Central Heating & uPVC Double Glazing
- Tenure: Freehold. Council Tax 'B'. EPC 'D 58'





Entrance - Via uPVC door into the entrance hall.

Entrance Hall - Having stairs to the first floor, radiator, uPVC window to the side and doors arranged off to:

Lounge 4.24m into bay x 3.76m - With uPVC bay window to the front aspect overlooking the driveway and garden, wood burning stove and radiator.

Dining Room 4.14m x 3.44m – Having French doors to the garden, built-in storage, radiator.

Kitchen 3.43m x 2.40m – uPVC window to the side. The kitchen comprises a range of contemporary cupboard and drawer units to both base and eye level, including deep pan drawers and with work surfaces over, having an inset sink stainless steel sink/drain mixer tap, four ring hob with stainless steel style extractor over and an eye level oven and inset Microwave. Space for dishwasher and tiling as appropriate.

Utility 3.41m x 2.41m – uPVC window to the rear, floor mounted Worcester oil-fired central heating boiler and spaces for fridge/freezer and washing machine.

Cloakroom/ WC – uPVC obscured window to the side, close-coupled WC and hand basin with splashback and mixer tap.

First Floor Accommodation Landing - uPVC window to the side aspect, loft access and built-in cupboard with slatted shelving. Doors are arranged off the landing to:

Bedroom One 3.69m x 3.76m - Bedroom one is a particularly generous double and has a uPVC bay window overlooking the front, radiator and includes a suite of three fitted double wardrobes.

Bedroom Two 3.86m x 3.34m – Also a good size double bedroom, bedroom enjoys views over the rear garden.

Bedroom Three 2.24m x 2.06m – uPVC window to the front, overlooking the garden and driveway.

Bathroom – Comprising a three piece bathroom suite of panel bath with mixer tap, shower with both hand held shower and rain head, close-coupled WC and vanity basin with mixer tap and cupboard beneath. Tiled floor.

Outside

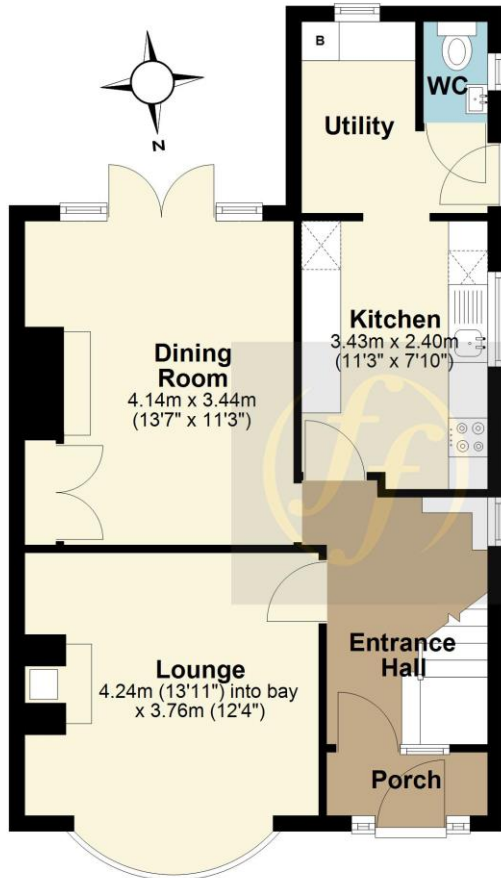
The property is approached over a generous driveway providing parking for several cars, with an attractive lawned garden to side. The hard standing extends through gates alongside the property to a former garage/workshop having double doors to the front. Viewers with younger children or pets will note that the rear garden has been enclosed and combines lawn areas with a substantial patio seating area.





Ground Floor

Approx. 51.6 sq. metres (555.3 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.5 sq. feet)



NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer. All properties are offered subject to contract. Fairweather Estate Agents Limited, for themselves and for Sellers of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.



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