



27 West End  
Walcott., Lincoln

**BROWN & CO** JH Walter







## 27 West End, Walcott, Lincoln, LN4 3ST

A deceptively spacious and versatile period property occupying a generous plot and located in the much sought after village of Walcott.

The property currently comprises of an entrance hall, living room, kitchen / dining room, conservatory, two further reception rooms and shower room to the ground floor, along with a master bedroom with en-suite and two further bedrooms to the first floor.

Outside to the front is a driveway and garage with electric roller door, to the rear is a large lawned garden with field views, patio and a variety of mature trees and shrubs.



### ACCOMMODATION

#### Ground Floor

#### Entrance Hall

Entrance door to side, stairs rising to first floor and accessing bedrooms one and two, under stairs cupboard, two radiators.

#### Shower Room

Double glazed window to side, WC, pedestal wash basin, shower cubicle, heated towel rail.

#### Reception One

Double glazed windows to front and side, beams to ceiling, brick fireplace, radiator.

#### Reception Two

Double glazed window to front, beams to ceiling, radiator.

#### Kitchen / Dining Room

Double stainless steel drainer sink, preparation worktops, base and eye level storage units, breakfast bar, integrated oven, hob with extractor hood over, dishwasher, fridge and freezer, space and plumbing for washing machine, tiled splash backs, storage cupboard, tiled flooring, Velux window, door opening into:

#### Conservatory

Double glazed doors opening to rear garden, tiled flooring.

#### Living Room

Double glazed windows to front and rear, French doors opening to rear garden, electric fire, two radiators, stairs leading to:

#### Bedroom Three

Double glazed window to rear, door leading to balcony, Velux window, radiator.

#### Bedroom One

Double glazed window to front, radiator.

#### En Suite

Double glazed window to rear, bath with shower attachment, WC, pedestal wash basin.

#### Bedroom Two

Double glazed window to front, built in cupboard, storage to eaves, loft access, radiator.

#### Outside

To the front is a block paved driveway providing parking and leading to a garage with electric roller door. To the rear is a large garden predominantly laid to lawn which enjoys enviable field views to the rear aspect, has a paved patio area, a variety of mature trees including fruit trees, shrubs and a shed.

#### Location

Walcott is located 7 miles North West from the market town of Sleaford and 16 miles South of the Historic City of Lincoln.

The village itself has a primary school and the nearest secondary schools are located in Tattershall, The Barnes Wallis Academy and Sleaford which has both Carre's Grammar School and St George's Academy.

#### Heating

The property has oil-fired central heating.

#### TENURE & POSSESSION

Freehold and for sale by private treaty.







COUNCIL TAX  
Band B

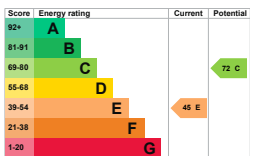
MOBILE  
We understand from the Ofcom website there is limited mobile coverage from EE, O2, Three and Vodafone.

BROADBAND  
We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 58 Mbps and an upload speed of 12 Mbps.

BUYER IDENTITY CHECK  
Please note that prior to acceptance of any offer, Brown&CoJHWalter 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. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE  
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT  
James Drabble  
01522 504304  
lincolncitycentre@brown-co.com

Energy performance certificate (EPC)			
27 West End Walcott LINCOLN LN4 3ST	Energy rating	Valid until:	21 July 2034
	<b>E</b>	Certificate number:	2129-3040-2203-7124-2204
Property type	Semi-detached house		
Total floor area	131 square metres		
<b>Rules on letting this property</b>			
Properties can be let if they have an energy rating from A to E.			
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).			
<b>Energy rating and score</b>		The graph shows this property's current and potential energy rating.	
This property's energy rating is E. It has the potential to be C.		<b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be.	
<a href="#">See how to improve this property's energy efficiency.</a>		For properties in England and Wales: the average energy rating is D the average energy score is 60	
			







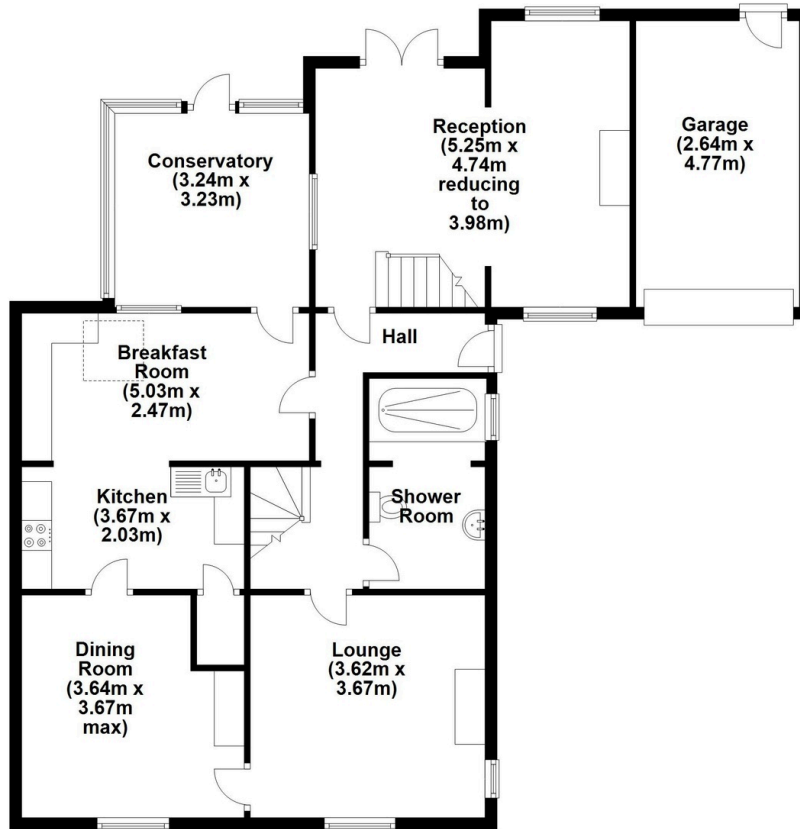






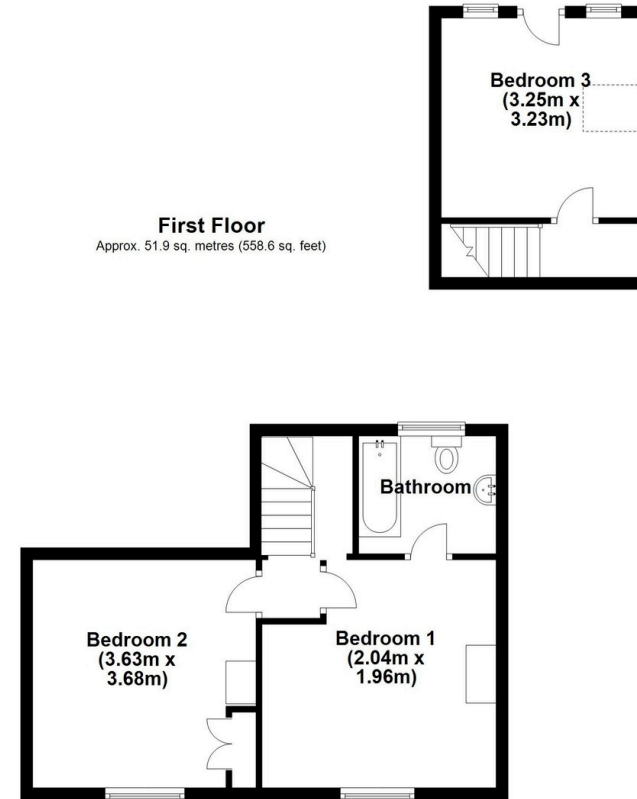
### Ground Floor

Approx. 112.4 sq. metres (1210.4 sq. feet)



### First Floor

Approx. 51.9 sq. metres (558.6 sq. feet)



Total area: approx. 164.3 sq. metres (1769.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

### IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP, Registered Office: The Atrium, St Georges St, Norwich NR3 1AB, Registered in England and Wales. Registration Number OC302092. Particulars Dated

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Property and Business Consultants