



- Spacious Semi-Detached House
- Cul-De-Sac Village Location
- Countryside Views
- 4 Bedrooms, Master En-Suite
- Impressive 35ft Kitchen Diner
- Driveway & Double Garage
- Pleasant Rear Garden
- NO CHAIN!

Walnut Cottage, Wesley Way, North Scarle, LN6 9EF,  
£365,000





4 BEDROOMS AND COUNTRYSIDE VIEWS! Starkey&Brown are pleased to offer for sale this spacious semi detached family home located in a pleasant cul-de-sac position, with views over adjacent countryside within the picturesque village of North Scarle. Well presented and surprisingly spacious accommodation briefly comprises entrance hallway, ground floor wc, office/playroom, 15'8 sitting room with feature log burner fireplace, impressive 35' kitchen diner with french doors overlooking the rear garden and countryside beyond, and utility. To the first floor there are 4 well proportioned bedrooms, ensuite shower room to master bedroom and separate family bathroom. Outside the property also benefits from double width driveway, double garage with remote control door and pleasant garden to the rear. NO CHAIN!! Council tax band: C. Freehold.



### Entrance Hallway

Having uPVC front entrance door, oak veneer flooring, radiator and stairs rising to first floor.

### Ground Floor WC

Having low level WC, pedestal wash hand basin with tiled splash backs, oak veneer flooring, heated towel rail and extractor.

### Office/Play Room

11' 10" x 6' 10" (3.60m x 2.08m)

Having oak veneer flooring and radiator.

### Sitting Room

15' 8" x 13' 0" (4.77m x 3.96m)

Having cast iron log burner fireplace with paved hearth and brick built surround, laminate wood effect flooring, radiator and French doors into:



### Kitchen Diner

35' 0" x 9' 6" (10.66m x 2.89m)

Having a range of matching solid wood wall and base units, larder unit display shelving, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, space for fridge freezer, travertine tiled floor to kitchen area, oak veneer flooring to dining area, downlights, 2 radiators, French doors overlooking the garden and countryside beyond.

### Utility

8' 6" x 5' 11" (2.59m x 1.80m)

Having one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs and base unit beneath, matching wall units, plumbing for washing machine, space for tumble dryer, travertine tiled floor radiator, central heating boiler, extractor and uPVC door to side.



### First Floor Landing

Having radiator and downlights.

### Master Bedroom

12' 5" x 12' 0" max (3.78m x 3.65m)

Having window with views over adjacent countryside, built-in wardrobe and radiator.

### En-Suite

Having 3 piece suite comprising large walk-in shower cubicle with mains fed rainfall shower and glass shower screen, wall hung wash hand basin, low level WC, heated towel rail, travertine tiled floor and walls, downlights and extractor.



### Bedroom 2

15' 7" x 13' 0" (4.75m x 3.96m)

Having airing cupboard housing hot water cylinder, radiator and access to loft.

### Bedroom 3

18' 10" max x 7' 10" (5.74m x 2.39m)

Having built-in wardrobe and radiator.

### Bedroom 4

9' 6" x 9' 3" (2.89m x 2.82m)

Having window with views over adjacent countryside and radiator.



### Family Bathroom

Having 3 piece suite comprising panelled with handheld shower attachment over, pedestal wash hand basin, low level WC, ceramic tiled floor, heated towel rail, part tiled walls, downlights and extractor.

### Outside Front

To the front of the property there are flowerbeds to include a variety of plants and shrubs, outside lighting, double width block paved driveway leading to double garage. Secure gate at side leading to rear garden.

### Garage

18' 2" x 17' 6" (5.53m x 5.33m)

Having remote control double up and over door, power and light, pitched roof providing storage space and door leading to garden.

### Outside Rear

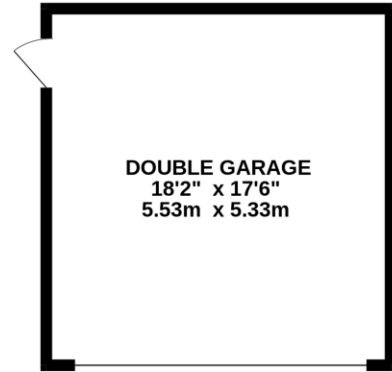
To the rear of the property there is an enclosed garden with views over adjacent countryside and comprising lawn with paved patio area, personnel door to garage, cold water tap and outside lighting.



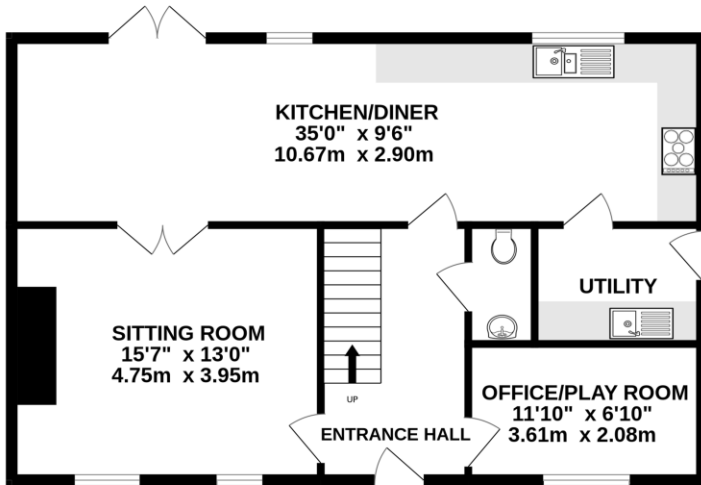
TOTAL FLOOR AREA : 1876 sq.ft. (174.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

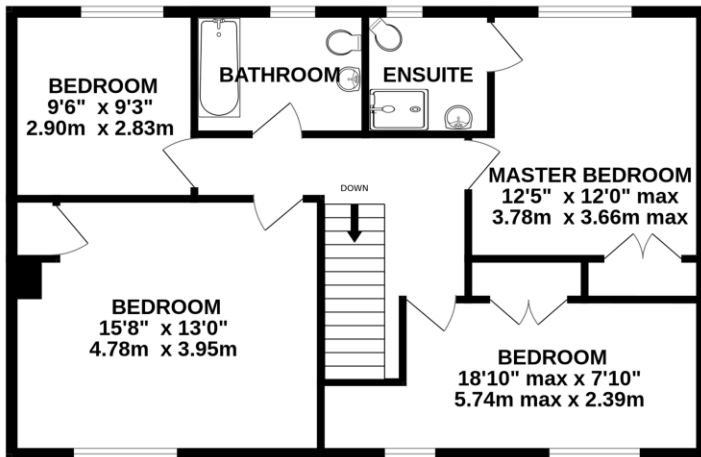
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DOUBLE GARAGE  
317 sq.ft. (29.5 sq.m.) approx.



GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR  
784 sq.ft. (72.8 sq.m.) approx.

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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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