



Walcott Road, Billingham Lincoln LN4 4EG

welcome to

Walcott Road, Billingham Lincoln

An absolutely stunning & spacious newly built property, situated in a popular village location with a fully enclosed rear garden, off street parking and situated close to local amenities. Don't miss out, call now to book a viewing.



Entrance Hall

Being approached via a double glazed wooden door from the front, having tiled flooring, electric heater, stairs rising to the master bedroom, understairs storage and double glazed window to the front.

Open Plan Lounge Kitchen Diner

20' x 17' (6.10m x 5.18m)

The lounge dining area has an electric heater, skylight, double glazed window to the side, spotlights, double glazed bifold doors to one side and tiled flooring which continues through to the:

Kitchen area, which is fitted with wall and base units with work surfacing over and a one and a half bowl sink with mixer tap. There is a built in double electric oven, hob, extractor hood over, integrated microwave, integrated fridge freezer, integrated dishwasher, central island with cupboards below and breakfast bar. There are spotlights and double glazed window to the side.

Utility Room

4' 10" x 4' (1.47m x 1.22m)

Having wall units, work surfacing, plumbing for washing machine and space for another appliance.

Bedroom Two

17' x 9' 1" (5.18m x 2.77m)

There are fitted wardrobes, electric heater, TV point and double glazed patio doors to the rear.

Ensuite

Fitted with a shower cubicle with shower over and rainfall shower head, wash hand basin with mixer tap set into a vanity unit and WC. There is a heated towel rail, fully tiled walls, tiled flooring and double glazed window to the rear.

Bedroom Three

14' x 8' (4.27m x 2.44m)

There is an electric heater, TV point, double glazed window to the front and double glazed patio doors to the rear.

Study

7' x 6' (2.13m x 1.83m)

There is a telephone point, electric heater and double glazed window to the front.

Bathroom

Fitted with a suite comprising of an bath with shower over and rainfall shower head, wash hand basin with mixer tap set into a vanity unit and WC. There is a heated towel rail, extractor fan, airing cupboard, partly tiled walls, tiled flooring and spotlights.

First Floor Bedroom One

31' max x 14' (9.45m max x 4.27m)

There are fitted wardrobes, TV point, two electric heaters, spotlights and double glazed window to the front.

Ensuite

Fitted with a shower cubicle with wall mounted shower with rainfall shower head, wash hand basin with mixer tap set into a vanity unit and WC. There is a heated towel rail, extractor fan and tiled flooring.

Outside Front

To the front of the property there is a blocked paved driveway, flower beds, outdoor lights, gated access to the rear and ramp leading to the front door.

Rear Garden

The fully enclosed fenced rear garden has a lawned area, large patio, outside tap, outside lights and two side gates leading back to the front.

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



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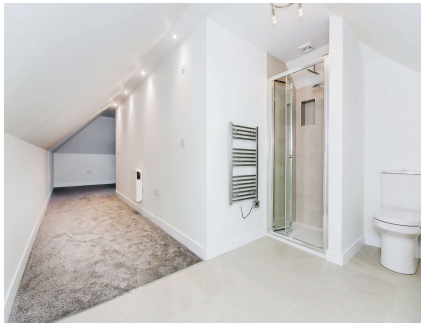
welcome to

Walcott Road, Billinghay Lincoln

- Popular Village Location
- Off Street Parking & Rear Garden
- Beautifully Presented
- Vaulted High Ceilings
- 10 Year New Build Warranty

Tenure: Freehold EPC Rating: Exempt

£335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH111338 - 0006

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