



Castle View, Walcott LINCOLN LN4 3TB

welcome to

Castle View, Walcott LINCOLN

Modern well-presented semi-detached property in a popular village location. There is a lounge, kitchen/diner, family bathroom and two well-proportioned bedrooms. Outside there is a fully enclosed rear garden with beautiful views and access to fields at the rear and driveway.



Entrance Hall

Having uPVC entrance door, radiator and stairs to first floor.

Lounge

15' 7" x 9' 3" (4.75m x 2.82m)

Having double glazed window to the front, laminate flooring, electric fire with decorative surround, radiator, TV point and understairs cupboard housing the oil fired combination boiler.

Kitchen Diner

10' 6" x 12' 4" (3.20m x 3.76m)

Having a range of wall and base units with work surface over, inset one and a half bowl sink and drainer unit and tiled splash back. Built in oven with hob and extractor fan, plumbing for washing machine and dishwasher and space for fridge freezer. Double glazed window to rear and French doors leading to garden.

First Floor Landing

Having double glazed window to side, storage cupboard with shelving and access to loft,

Bedroom One

12' 4" x 14' 7" (3.76m x 4.45m)

Having two double glazed windows to front, radiator and carpeted floor.

Bedroom Two

6' 4" x 11' 5" (1.93m x 3.48m)

Having double glazed window to rear, radiator and carpeted floor

Bathroom

Having double glazed window to the rear and fitted with a modern three piece suite, WC and wash hand basin set in vanity units, bath with overhead shower, heated towel rail, tiled walls and extractor fan.

Outside Front

The front of the property has a driveway offering ample parking and gated access into rear garden.

Rear Garden

The fully enclosed fenced garden is mainly laid to lawn with artificial grass with a patio area and fenced in flower beds. There is a wooden shed, views and access to the fields at the rear.



view this property online williamhbrown.co.uk/Property/SNH111407



welcome to

Castle View, Walcott LINCOLN

- Cul-de-sac Location
- Field Views to Rear
- Immaculately Presented Throughout
- Ample Off Road Parking
- No Onward Chain

Tenure: Freehold EPC Rating: D

offers in excess of

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH111407



Property Ref:
SNH111407 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk