



**Walcott Road, Billingham Lincoln LN4 4EN**



**welcome to**

**Walcott Road, Billingham Lincoln**

This executive family home has been individually designed and tastefully decorated throughout, which is in walking distance to local amenities and benefitting from having excellent travel links to neighbouring towns. It's a real must see. Call now to view.



### **Entrance Hall**

Being approached via a double glazed front entrance door, having engineered Oak flooring, radiator and telephone point.

### **Lounge**

15' 9" x 23' 8" ( 4.80m x 7.21m )

The lounge has engineered Oak flooring, radiator, solid stone fireplace, Oak staircase rising to the first floor. There is also a television point and telephone point.

### **Sunroom**

19' 7" x 13' 11" ( 5.97m x 4.24m )

Having a rear aspect bifold doors leading to the rear garden, side aspect double glazed window and a side aspect door leading to the rear. There is engineered Oak flooring, television point, telephone point and radiator.

### **Kitchen**

15' 3" x 13' 3" ( 4.65m x 4.04m )

Fitted with Bespoke Oak base and wall mounted kitchen units, electric oven and hob. There is an integrated dishwasher and washer dryer, two side aspect double glazed velux style windows, Porcelain tiled flooring, tiled walls, rear aspect double glazed window. There is also a one and a half bowl sink with mixer taps. There is a door to the garage.

### **Bedroom Three**

13' 2" x 8' 8" ( 4.01m x 2.64m )

There is a front aspect double glazed window, radiator, television point and telephone point.

### **Bedroom Four / Games Room**

9' 1" x 13' 6" ( 2.77m x 4.11m )

Having a radiator, side aspect double glazed window, television point and telephone point.

### **Dining Room**

9' 2" x 15' 8" ( 2.79m x 4.78m )

There is a side aspect double glazed window, radiator, television point and telephone point.

### **Bathroom**

Fitted with a suite comprising of a Whirlpool bath with mixer tap and rainfall shower attachment over, vanity wash hand basin and low level WC. There are Travertine tiles to both walls and flooring, extractor fan and front aspect double glazed window.

### **Cloakroom**

Having a vanity wash hand basin, low level WC, Travertine tiled flooring and side aspect double glazed window.

### **First Floor Landing**

The landing has engineered Oak flooring and side aspect Velux style window.

### **Bedroom One**

17' 1" x 13' 10" ( 5.21m x 4.22m )

Having a rear aspect double glazed window, radiator, television point and telephone point. There is also a walk in wardrobe.

### **Ensuite**

Fitted with a spa sauna bath, vanity wash hand basin and low level WC. There is porcelain tiled flooring, side aspect velux style window, porcelain tiled walls and heated towel radiator.

### **Bedroom Two**

11' 5" x 25' 1" ( 3.48m x 7.65m )

Having a front aspect double glazed window, radiator, built in wardrobe, television point and telephone point.

### **Ensuite**

Fitted with a corner shower with rainfall shower attachment over, vanity wash hand basin and low level WC. There is Travertine tiles to both flooring and walls, heated towel radiator and side aspect Velux style window.

### **Outside Front**

To the front of the property there is parking for multiple vehicles, raised beds and brick surround wall with electric double gates and timed up and down security lighting.

### **Rear Garden**

To the rear there is a lawned garden enclosed with timber fencing, outside water supply, Indian stone patio and decking area with summerhouse.

### **Agents Note**

We are advised by the current owner that there are 5 years left on the build warranty.



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## **Walcott Road, Billingham Lincoln**

- Individually designed
- Popular village location
- Bifold doors
- Gated driveway
- Large garden

Tenure: Freehold EPC Rating: B

# **£460,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
SNH111623 - 0003

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