



BRITISH
PROPERTY
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Walnut Lodge
Sloothby, Alford, Lincolnshire. LN13 9NR

BELL



Walnut Lodge

Sloothby, Alford

Walnut Lodge is a beautiful, four-bedroom family home, modernised throughout to provide excellent, varied accommodation. A stunning open-plan garden room to lounge, and dining kitchen, step out to the rear patio and garden; while the ground floor continues with a versatile pair of snug and office spaces; useful utility and cloakroom and a most attractive games room.

A stunning central staircase leads up to the gallery landing with light feature; continuing to family bathroom and four double bedrooms (including master with en suite). The property benefits from solar panels, gravelled driveway parking for multiple vehicles and a varied rear garden with lawn and patio seating spaces and a barbeque deck.

Sloothby is located five miles from the Lincolnshire Wolds, a designated National Landscape; six miles from the well-serviced town of Alford and within ten of Spilsby and the coastal resort of Skegness.



ACCOMMODATION

Hallway having composite double glazed front entrance door with full height obscure windows alongside and uPVC double glazed window to side aspect; central carpeted staircase, with spindle and oak balustrade, Karndean flooring, radiator, wall lights and power points. Doors to ground floor accommodation including:

Snug with uPVC double glazed window to front aspect; carpeted floor, radiator, TV point, ceiling light and power points.



Lounge having uPVC double glaze windows to side and rear aspects; log burning stove to exposed brick surround with tiled hearth and oak mantle, carpeted floor, radiators, TV point, ceiling lights and power points. Open to:

Garden Room with uPVC double glazed windows to sides and rear, French doors to side aspect; carpeted floor, radiator, spot lights to vaulted ceiling and power points.

Dining Kitchen having uPVC double glazed window to side, French doors and windows to rear aspect; an excellent range of units to base and wall levels including display shelves with spotlights, double Butlers sink set to roll edge oak worktop with drainage furrows, integrated dishwasher, Classic 110 Range cooker and hob beneath extractor with oak mantle. Karndean flooring, radiator, ceiling lights and power points. Door to:

Utility having uPVC double glazed window to side, obscure patio door to rear aspect; storage units to base level, Butlers sink set to roll edge worktop with space and connections beneath for washing machine and dryer. Karndean flooring, wall mounted Wallstar oil fired boiler, radiator, ceiling light and power points. Doors to games room and to:

Cloakroom with low level WC, wash hand basin, Karndean flooring, radiator, ceiling light and extractor fan.

Games Room with uPVC double glazed full height windows to side, obscure windows to front aspect; carpeted floor, radiators, TV point, loft access hatch, built in store, spotlights to ceiling and snooker light and power points.

Office with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

First Floor

Gallery Landing with uPVC double glazed window to front aspect; carpeted floor, double door built in storage space, radiator, light feature to ceiling and power points. Doors to first floor accommodation.

Bedroom with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom / Studio having uPVC double glazed windows to side and rear aspects; mirror fronted built in wardrobe storage, wood effect flooring, radiator, ceiling light and power points.

Master Bedroom having uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points. Door to:





En-suite Bathroom having uPVC double glazed obscure window to rear aspect; bath with shower attachment, pedestal wash hand basin and low level WC. Tiled floor, tiles to walls, heated towel rail and ceiling light.

Family Bathroom having uPVC double glazed obscure window to side aspect; bath, shower with tiled surround, pedestal wash hand basin and low level WC. Tiles to half height to walls; and floor, heated towel rail and ceiling spotlights.

Bedroom with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached to the front via a gravel driveway, providing ample off road parking for multiple vehicles. Contained by evergreen hedging, the front enjoys a small lawned space. Gates secure the sides, to ensure a child and pet friendly rear space.

The rear garden is predominately laid to lawn, with a range of flowers and shrubs throughout and a beautiful central tree. Raised timber decking provides an idea corner barbeque space, while the property also enjoys paved patio seating to the side and rear, and a covered space adjacent to the timber store. The outside space is complete with a handy side area, gravelled, with a series of log stores.

East Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: tbc

Oil fired heating, mains water and electric. Private Biotech drainage.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office

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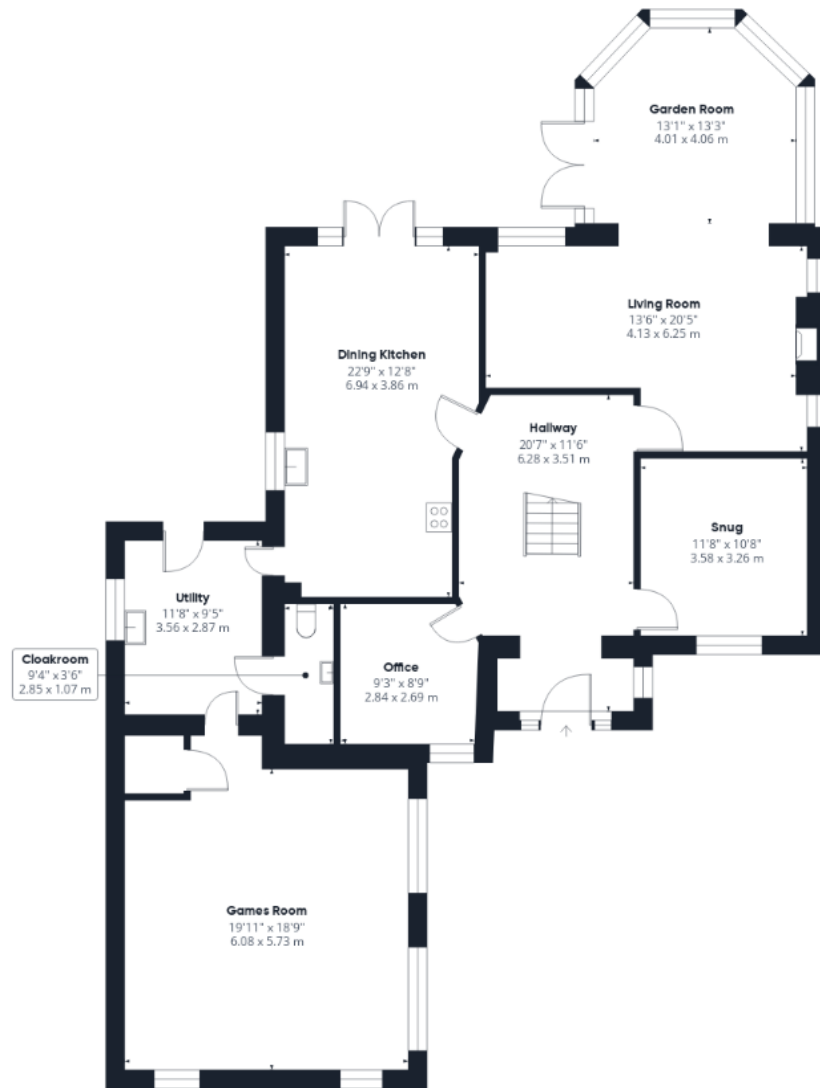
Email: horncastle@robert-bell.org;

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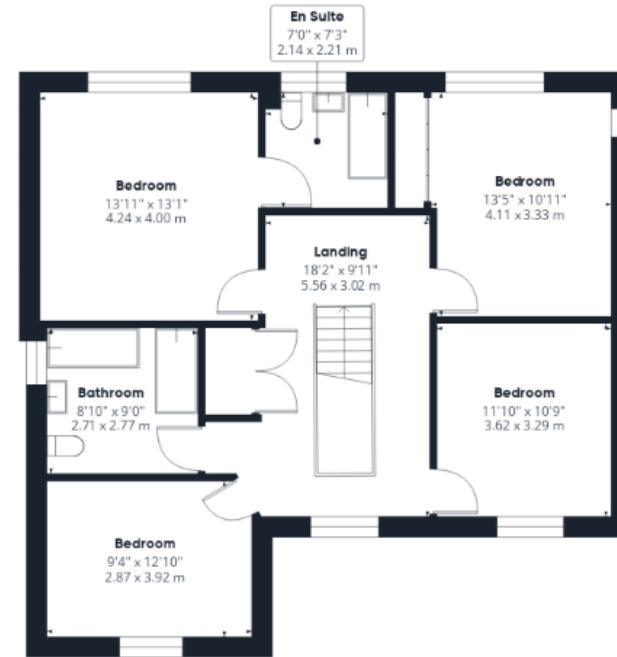
Brochure prepared 19.06.2025







Ground Floor



Floor 1

Approximate total area⁽¹⁾

2576 ft²

239.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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