



21 High Street
Walcott, Lincoln, Lincolnshire LN4 3SN

£595,000

BELL



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Lincoln – 15 miles
Grantham – 25 miles with East Coast rail link to London
Boston – 18 miles

(Distances are approximate)

This distinctive double bay fronted Edwardian home provides a wide range of versatile accommodation including four bedrooms, three principal reception rooms, orangery, garden room and two separate kitchens. The property is further enhanced by its many elegant features such as high ceilings, cornices, deep skirting boards and picture rails. Outside the property stands centrally within grounds of 0.6 of an acre, predominantly laid to lawn with mature orchard. There is a detached studio and double garage. The Lincolnshire village of Walcott has a traditional public house and primary school, with the larger villages of Woodhall Spa and Billinghay a short drive away. A viewing of this fine period home is highly recommended to fully appreciate the accommodation and setting on offer.

Accommodation

The main entrance into the property from the front is gained through uPVC double doors leading into:

Entrance Lobby

With pattern tiled flooring, moulded cornices, pattern glazed part tiling and original timber lead glazed door to:

Reception Hall

An impressive entrance having marbled archway balustrade staircase to the first floor having storage cupboard below, pattern tiled flooring, deep moulded cornices, picture rails and timber doors to each side to principal reception rooms including:

Sitting Room 13' 3" x 13' 10" (4.04m x 4.21m) extending to 16' 9" (5.10m) into bay

A dual aspect room including deep bay window overlooking the front garden. There is a feature fireplace having carved marble surround, moulded cornices, ornate ceiling rose, picture rails and deep skirting boards. There is timber flooring, radiator and power points.





Drawing Room 13' 9" extending to 16' 8" (5.08m) x 13' 3" (4.19m) x 4.04m)

With bay window to front aspect and having gas coal effect fireplace set to pattern glazed tiling and carved timber surround and mantle, there are deep moulded cornices, ceiling rose, picture rails and deep skirting boards, exposed timber flooring, radiator and power points. The room extends through a detailed archway to **Music Room 10' 0" x 6' 0" (3.05m x 1.83m)** having door to side garden, exposed timber flooring, moulded cornices, ceiling rose and radiator.

Main Kitchen 17' 9" x 11' 10" (5.41m x 3.60m)

With view over the side garden and having a range of fitted units comprising stainless steel sink drainer inset to solid granite worksurface over base units comprising integral dishwasher. There is a triple 'Aga' with two ring hob and hot plate, wall mounted cupboards above, tiled flooring, deep moulded cornices and ample power points. There is a solid timber door and glazed panel double door to:

Dining Room 15' 0" x 11' 10" (4.57m x 3.60m)

Overlooking the gardens to the south side through uPVC sliding sash window with timber folding shutters and having feature fireplace with timber mantle, decorative coving, picture rails, tiled flooring, radiator and power points.

Orangery

A superb addition to the home with pattern tiled flooring and feature tiled wall. There is a 'Belfast' style sink drainer, power points, uPVC double door to the side of the property and latch door to:

Kitchen Two 15' 7" x 11' 6" (4.75m x 3.50m)

With garden views and having a range of fitted units comprising porcelain sink drainer inset to solid granite worksurface over base units. There is an 'Esse' range oven with double hob, wall mounted cupboards above and dresser style unit. There is tiled flooring, exposed ceiling timbers, ceiling spot lights, radiator, ample power points and glazed panel double doors to:

Garden Room 16' 2" x 7' 7" (4.92m x 2.31m)

A dual aspect room including patio doors to the rear of the property. There is tiled flooring, exposed ceiling timber, radiator, power points and latch door returning to orangery.

Cloakroom

With a low-level WC, tiled flooring and part tiled walls.

Boiler Room 8' 0" x 7' 10" (2.44m x 2.39m)

Housing oil central heating boiler and hot water cylinder. There is space and plumbing for washing machine, tiled flooring and power points.





First Floor

Landing

Having south facing colour glazed leaded window and having marble central archway, two ceiling rose, deep moulded cornice, picture rails and door to:

The Blue Room 14' 0" extending to 16' 0" (4.87m) x 12' 9" (4.26m x 3.88m)

A dual aspect room including bay window and electric feature fire having deep moulded cornices and picture rails. There is a radiator, power points and door to **En-Suite 13'10 x 7'2**, being fully wall tiled and having a white suite comprising panelled bath with ornate shower attachment taps and feature back lighting, pedestal wash hand basin, matching low-level WC and corner shower cubicle. There is tiled flooring, heated towel rail, ceiling spot light and extractor fan.

Guest Room 11' 10" x 13' 11" (3.60m x 4.24m) extending to 16' 7"

With bay window to front of the property having appealing window seat, feature electric fire place, deep moulded cornices, picture rails, exposed open brickwork, radiator and power points.

Green Room

With side aspect and having electric feature fire set to tiled hearth, deep moulded cornices, picture rails, radiator and power points.

Small Room 11' 9" x 9' 1" (3.58m x 2.77m) inclusive of fitted wardrobes

With side aspect and having fitted wardrobe on two sides with sliding mirrored doors and having radiator and power points.

The Office 5' 11" x 5' 0" (1.80m x 1.52m)

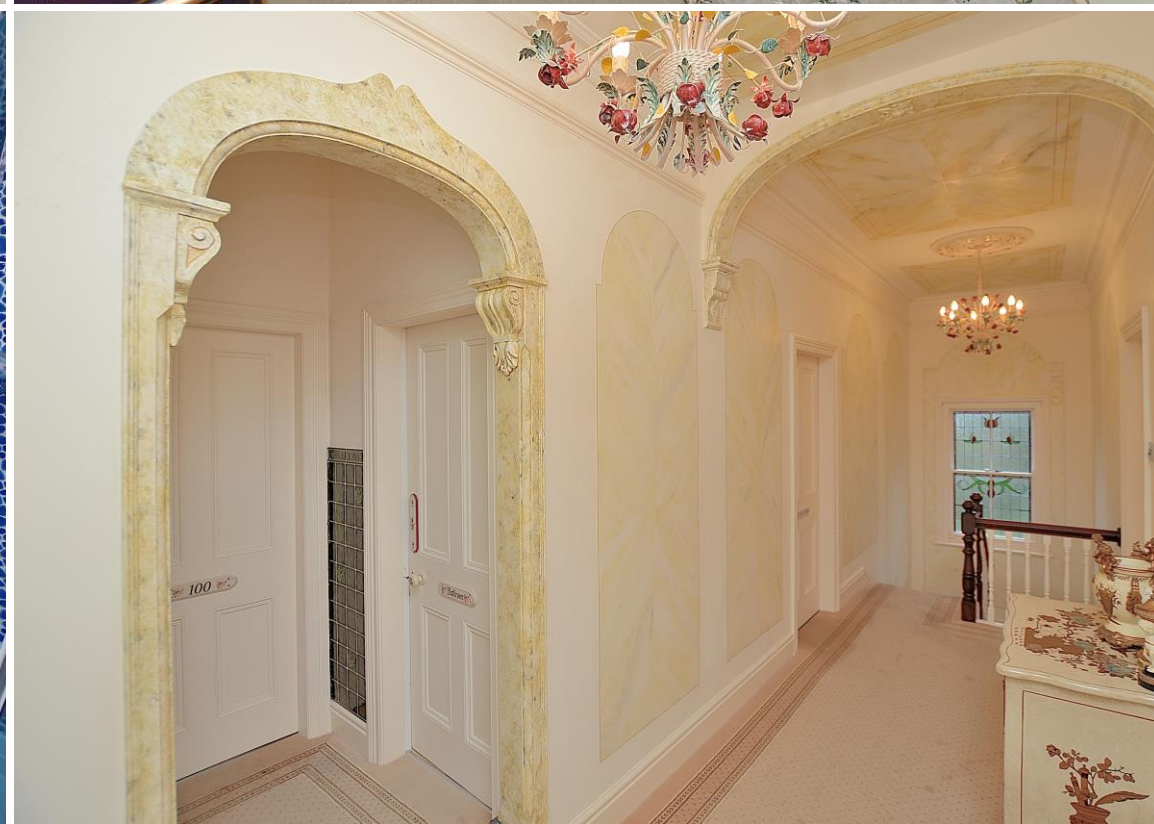
With sliding colour glazed window to the side of the property and having fitted shelving and cloak hooks to each side.

Bathroom 11' 9" x 6' 0" (3.58m x 1.83m)

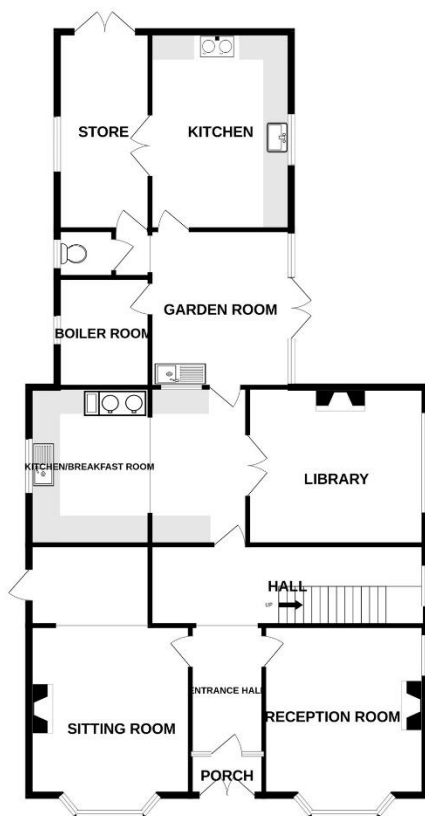
Being fully wall and floor tiled and having a suite comprising tiled panelled bath with ornate shower attachment taps, corner shower cubicle, bidet, pedestal wash hand basin and a low-level WC. There are two heated towel rails.

Separate WC

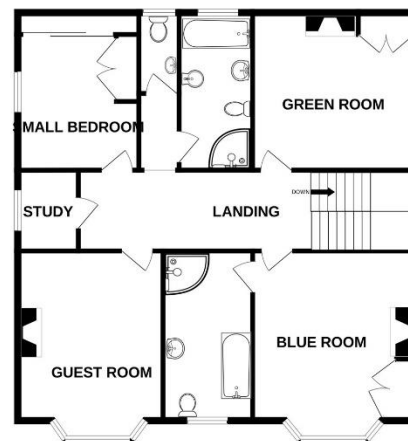
With a low-level WC, wash hand basin, decorative pattern glazed wall tiling to half height, ceiling rose and tiled flooring.



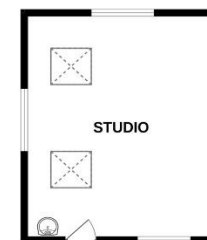
GROUND FLOOR
1817 sq.ft. (169.3 sq.m.) approx.



1ST FLOOR
1068 sq.ft. (99.2 sq.m.) approx.



STUDIO
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 2976 sq.ft. (276.5 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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Outside

The property is approached through ornate iron double gates and over a driveway providing ample parking for many vehicles and leads to **Detached Double Garage** with two electric roller doors, power, lighting and central dividing wall **Garage One 17' 10" x 16' 7" (5.43m x 5.05m)** **Garage Two 19' 10" x 10' 2" (6.04m x 3.10m)**. The formal gardens to the front and side are predominantly laid to lawn with mature hedging to front boundary and a wide variety of decorative shrubs to borders. To the rear of the property is a **Brick Built Detached Studio 18' 3" x 15' 8" (5.56m x 4.77m)** having pitched ceiling, tiled flooring, power points and wash hand basin. The remaining grounds to the rear are to orchard containing a wide variety of fruit trees.

Further Information

Mains electric, water and drainage. Oil fired central heating. UPVC double glazing.

Local Authority: North Kesteven District Council, Kesteven Street, Sleaford Street, Lincolnshire NG34 7EF. Tel No: 01529 414155.

DISTRICT COUNCIL TAX BAND = F
EPC RATING = F

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 Woodhall Spa Office.

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