



The Old Post Office

67 High Street, Walcott, Lincoln, Lincolnshire LN4 3SW

£385,000

BELL



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Lincoln – 15 miles

Grantham – 25 miles with East Coast rail link to London

Boston – 19 miles

(Distances are approximate)

This superb home of some considerable appeal has been thoughtfully designed to provide a wide range of flexible accommodation with modern living in mind. Being the former village store and converted in 2011 now comprises large open plan dining kitchen with 'Velux' windows providing excellent natural light and oak glazed panel double doors to dual aspect living room, utility room and ideal home office. There are three double bedrooms, the main having en-suite and walk-in wardrobe. Outside there is parking for several vehicles, attractive private gardens and 31' 5" x 18' 3" detached four car garage, again with the potential to have alternative uses such as workshop, recreation room or even a wonderful summer room as it adjoins the rear garden. The village of Walcott has a traditional public house, primary school and many countryside walks. The larger village of Metherringham with its train station connecting to the East Coast Mainline and the inland resort of Woodhall Spa being a short drive away. This property can only be fully appreciated upon a formal viewing.



Accommodation

Entrance into the property is gained through a composite door leading into:

Reception Hall

A wide-open hallway with deep built-in cloaks cupboard, wood effect flooring, radiator and power points. The hall leads to the bedrooms, shower room and is open to:



Living Kitchen

The 'Hub' of the home, ideal for family gatherings or more formal entertaining, open plan and comprises:

Living Dining Area 20' 6" x 17' 10" (6.24m x 5.43m)

With Velux windows providing excellent natural light having wood effect flooring, ceiling spot lights, radiator, power points and door to utility room. The room extends into:

Kitchen Area 16' 4" x 10' 2" (4.97m x 3.10m)

With a stylish range of fitted units comprising porcelain one and a half sink drainer inset to worksurface over base units comprising integral dishwasher and fridge freezer, five ring gas hob, electric oven and microwave oven. There are wall mounted cupboards above including filter hood over the hob ceiling spot lights, power points and door to:

Home Office 10' 3" x 6' 8" (3.12m x 2.03m)

Currently used as a home office this useful room provides several options. Overlooking the rear of the property with radiator, wood effect flooring and power points.

Lounge 16' 6" x 15' 6" (5.03m x 4.72m)

A dual aspect room entered off the living kitchen through oak glazed double doors. There is an Optimyst electric feature fire set to oak surround and marble hearth, radiator and power points.

Bedroom 1 16' 11" x 13' 4" (5.15m x 4.06m)

With front aspect and having radiator, power points and door to **En-Suite 9' 3" x 5' 0" (2.82m x 1.52m)** with a stylish white suite comprising full width shower cubicle, wash hand basin over vanity cupboard and a low-level WC. There is vanity mirror over the sink, shaver point, heated towel rail and light tunnel. **Dressing Room 6' 11" x 4' 11" (2.11m x 1.50m)** with hanging rails and lighting.

Bedroom 2 16' 6" x 9' 1" (5.03m x 2.77m)

A dual aspect room with radiator and power points

Bedroom 3 12' 0" x 11' 7" (3.65m x 3.53m)

With side aspect and having radiator and power points.





Shower Room 9' 3" x 7' 0" (2.82m x 2.13m)

With a stylish white suite comprising corner shower cubicle, wash hand basin over vanity cupboard and vanity mirror over the basin. There is a heated towel rail, light tunnel and shaver point.

Utility Room 7' 6" x 6' 11" (2.28m x 2.11m)

Being off the living kitchen and having stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine and tumble dryer. There are wall mounted cupboards above providing further storage, Velux window providing natural light and power points.

Outside

The property is approached over a wide driveway, being shared with number 65 and leads to ample parking for several vehicles, turning area and **Detached Four Car Garage 31' 5" x 18' 3" (9.57m x 5.56m)**. With electric roller door, power points and strip lighting. The larger building could have several other uses, recreation room, larger workshop or even summer house as it is adjoining the rear garden. There is a patio area bordered by granite and pathway leading to the rear garden which backs onto open countryside and offers excellent privacy, mostly laid to lawn with a wide variety of decorative shrubs and shingle to borders.

Further Information

All mains services. Gas central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = D EPC RATING = E

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. 19 Station Road, Woodhall Spa. LN10 6QL

Tel: 01526 353333

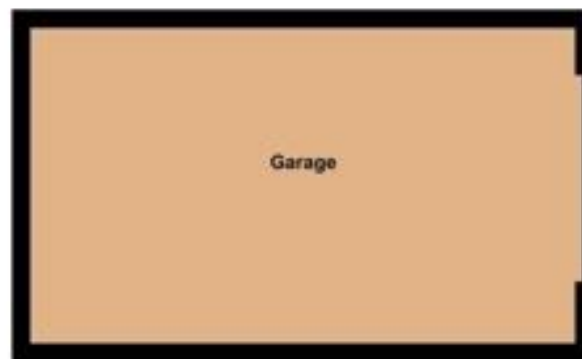
Email: woodhallspa@robert-bell.org

Website: <http://www.robert-bell.org>

Brochure prepared 01.12.2025







Approximate Area = 1787 sq ft / 166 sq m
Garage = 580 sq ft / 53.9 sq m
Total = 2367 sq ft / 219.9 sq m
For identification only - Not to scale

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