



High Street, Walcott – Lincolnshire
£550,000



4



3



2

Freehold



Key Features

- Executive Family Home
- Four Double Bedrooms
- Only Four Years Old
- High Specification
- Un-Interrupted Countryside Views
- Balcony from Main Bedroom
- EPC rating C
- Current Council Tax Band: D





Built only four years ago, is this Immaculately Presented Four Double Bedroom Family Home, located in the rural village of Walcott. A Bespoke property Boasting a balcony from the Main Bedroom to fully appreciate the un-interrupted countryside views to the rear, the property is of high specification with underfloor heating to the ground floor with multiple air conditioning units throughout. Internally comprising; Entrance Hall, Open Plan Kitchen Diner leading to Snug, separate Lounge, Utility Room, Two Bedrooms and a Shower Room downstairs. Moving upstairs the property hosts a further two bedrooms, both with en suites and one with a dressing room. Set back from the main road with electric gates, the front and rear of the property are well presented and with the further benefit of ample parking and a detached double garage. An early viewing is highly recommended.

Entrance Hall

With part glazed Entrance door, stairs leading to 1st floor with storage unit under, airing cupboard and tiled flooring.

Lounge

4.57m x 3.97m (15'0" x 13'0")

With feature electric fire place set in decorative surround, French doors to rear garden overlooking the countryside, TV and BT points.

Kitchen Diner

5.97m x 4.91m (19'7" x 16'1")

Upgraded by the current owner since purchasing, a Modern kitchen with a country feel, comprising of a range of base and eye level units with work surface over, double belfast sink with mixer tap, space for double oven (currently occupying an AGA electric oven with extractor hood over, space for fridge freezer, space for drinks fridge, integrated dishwasher, large central island with storage cupboards under, bi fold doors leading to rear garden with countryside views, window to side and tiled flooring.

Snug

With opening from the Kitchen Diner, fitted log burner, large window to rear overlooking the countryside, TV point, Air con unit and tiled flooring.

Utility Room

1.76m x 3m (5'10" x 9'10")

With base and eye level units with work surface over matching the Kitchen, Belfast sink with mixer tap, space and plumbing for washing machine, space for condensing tumble dryer, tiled flooring, part glazed door to side and window to rear.

Bedroom Three

3.57m x 2.95m (11'8" x 9'8")

Currently used as a Dining Room, with window to front aspect and radiator.

Bedroom Four

2.75m x 3.97m (9'0" x 13'0")

Currently used as a Snug, with window to front aspect and radiator.

Shower Room

Fully tiled three piece suite comprising double mains fed shower with rain effect head over, hand wash basin with storage under, low level wc, bidet, heated towel rail, window to rear aspect and extractor fan.

Landing

With stairs taken from Entrance Hall, Velux window to rear aspect and access to roof.

Bedroom One

4.68m x 4.97m (15'5" x 16'4")

With french doors leading to the balcony (1.96m L x 4.39m W) overlooking the countryside, air conditioning unit, TV point, laminate flooring and radiator. Also benefitting from a built-in walk-in wardrobe leading through to the en suite.

En Suite

Large four piece en suite comprising of freestanding bath, double walk-in mains fed shower with rain effect head, hand wash basin with storage unit under, low level wc, velux window to front aspect, heated towel rail and extractor fan.

Bedroom Two

5.85m x 3.95m (19'2" x 13'0")

With velux window to front, window to rear aspect overlooking the countryside, radiator.





En Suite

Three piece suite comprising mains fed shower with rain effect head over, hand wash basin storage under, low level wc, tiled flooring, heated towel rail, velux window to front aspect and extractor fan.

Detached Double Garage

5.29m x 5.82m (17'5" x 19'1")

Timber built structure with two electric roller garage doors to front, EV charging point fitted to the front.

Outside

Access via a shared driveway leading to large electric double gates, large gravel driveway providing parking for at least 6 vehicles, dual side access to rear garden.

The rear garden boasts un-interrupted countryside views, with a generous sized block paved seating area, large area laid to lawn, decorative borders with flowers and shrubbery, outside tap and lighting, timber fence surround.

Agents Note

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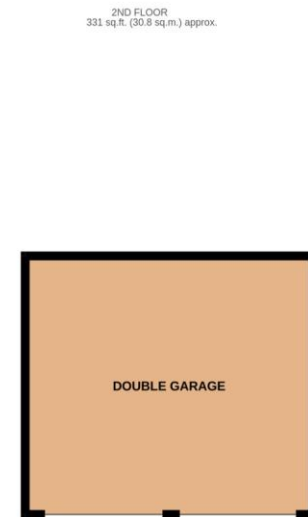
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Floorplan



TOTAL FLOOR AREA : 2227 sq.ft. (206.9 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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