

***CASTLE VIEW,  
WALCOTT, LN4 3TB***



***£146,000***

***A Two Bedroom Semi Detached House located towards the head of this cul-de-sac backing on to fields with a Larger Than Average Garden, Garage and offered to the market with No Forward Chain. The property has undergone a scheme of improvements by the current owner including the replacement of the kitchen and bathroom in 2021. The property further benefits from Double Glazing and Electric Heating and the full accommodation comprises Entrances Hall, Lounge, Dining Kitchen, Two Bedrooms and Family Bathroom. Outside there is Off Road Parking and the rear garden is particularly private.***

**Directions:**

Travelling from Sleaford on the A153, at the Speedway Corner roundabout take the second exit sign posted Skegness and proceed through the villages of Anwick and North Kyme. After North Kyme, take the first turning on the left and proceed into Causeway Road and into Mill Lane. Continue to the 'T' junction and turn left into Walcott Road. Proceed out of the village of Billinghay and into Walcott and take the next turning on the right into The Drift. Take the second turning on the right into Castle View and follow the road as it bears to the left and the property is located on the right hand side.

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A double glazed entrance door provides access to the Entrance Hall having electric heater.

**Lounge: 4.44m (14'7") x 3.73m (12'3") max**  
Having coved ceiling.

**Kitchen Diner; 3.73m (12'3") x 3.20m (10'6")**  
Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap, single electric oven, inset four ring electric hob with stainless steel cooker hood over, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks and French doors providing access to the rear garden.

Stairs from the hall provide access to the first floor landing having loft access and airing cupboard.

**Bedroom 1: 4.34m (14'3") x 3.73m (12'3") max**  
Having space for wardrobe, ceiling fan and electric radiator.

**Bedroom 2: 3.38m (11'1") x 1.96m (6'5")**  
Having electric radiator.

**Bathroom: 2.34m (7'8") x 1.65m (5'5")**  
Having concealed cistern W.C, vanity hand washbasin with mixer tap, panelled bath with mixer tap with electric shower over and shower screen, and extractor fan.

**Outside:**

A tarmac drive provides **Off Road Parking** and the front garden has been laid to patio to provide further parking. A timber gate provides access to the **Rear Garden** having an extensive patio area and a **Single Detached Concrete Sectional Garage** (not measured) having manual up and over door. The garden has a number of raised bedding areas and a parcel of land to the rear which has been registered separately is included in the sale. This is laid to lawn with further raised borders. The whole garden area is fully enclosed by a combination of timber fencing and mature hedging.

Council Tax Band A.



**Lounge**



**Kitchen Diner**



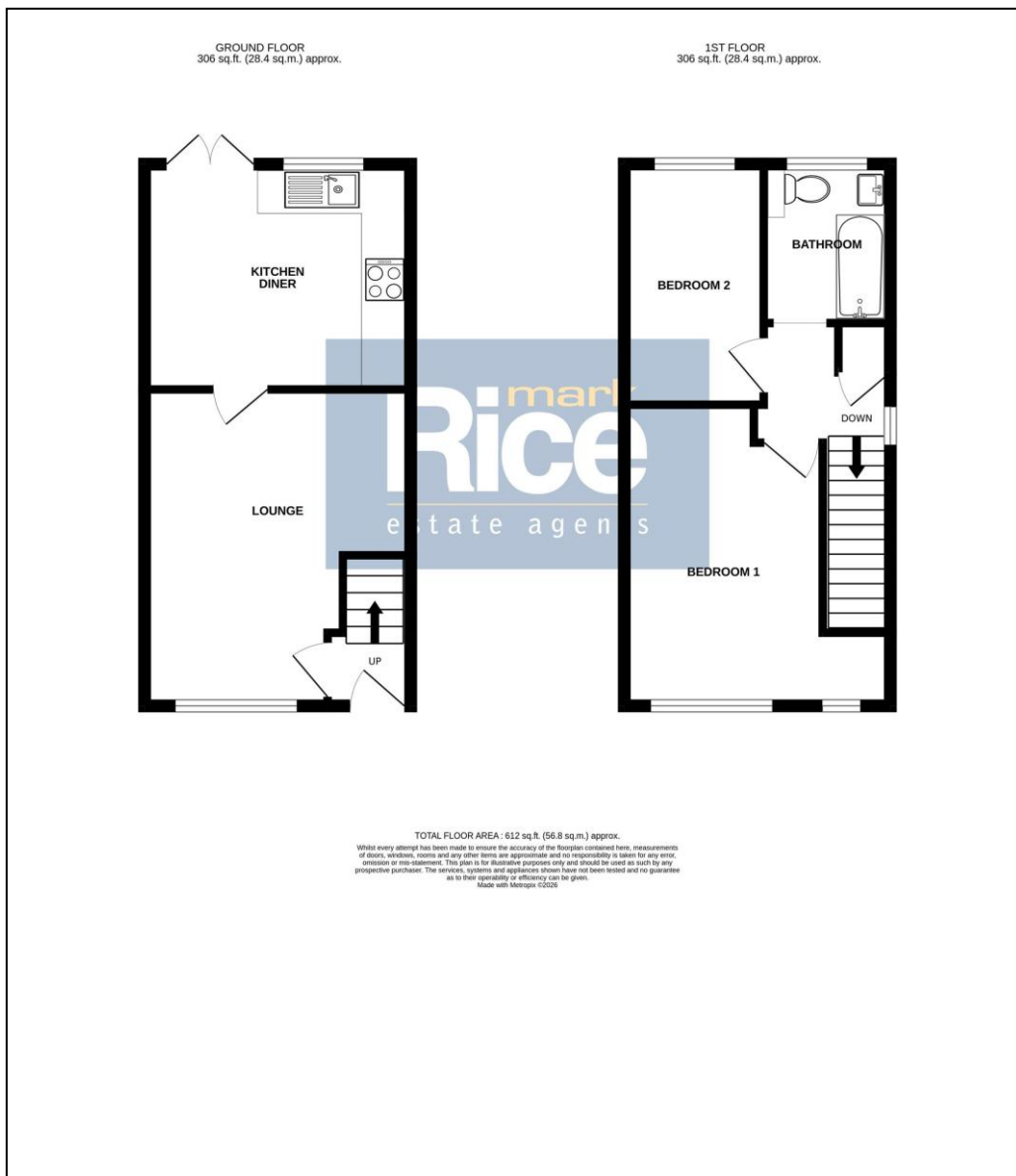
**Bedroom 1**



**Bedroom 2**



**Bathroom**



**Bathroom**



**Rear Garden**



**Further Aspect**

**Agent's Note:** *These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

**Fixtures & Fittings:** *Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

**Money Laundering Regulations 2003:** *We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

Reference 27/0402026

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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