



1-3 The Smoot, Walcott, Lincoln, LN4 3SR **Guide Price: £180,000 (£900 + VAT Buyers Fee)**

### Description

A four bedroom detached property nestling in around 0.21 of an acre. The well proportioned accommodation extends to around 1,537 sq ft and is in need of modernisation throughout, however the property has been double glazed in recent years and a new roof was installed in 2012.

### Accommodation

#### Entrance Hall

With double glazed casement window to front elevation, doors to bathroom and kitchen.

#### Bathroom

Double glazed casement window to side elevation, three-piece suite comprising P shaped bath with shower mixer tap, wash basin in vanity unit, mid flush WC, radiator, part tiled walls.

#### Kitchen

Double glazed casement window to front elevation, fitted wall and base units with stainless steel single drainer sink, four ring induction hob with extractor over, built-in oven, space and plumbing for washing machine and dishwasher, door to;

#### Reception One

Double glazed casement window to side elevation, radiator, archway to;

#### Reception Two

Double glazed casement window to side elevation, radiator, electric fire, stairs to first floor.

#### Reception Three

Double glazed casement windows to side elevations, two radiators, double glazed patio door through to;

#### Conservatory

Double glazed construction with French doors to front elevation.

#### First Floor

##### Bedroom One

Double glazed casement windows to front elevation, radiator, fitted wall and base units.

##### Bathroom

Double glazed casement window to side elevation, three-piece suite comprising P shaped bath with shower over, WC, wash basin in vanity unit, heated towel rail, extractor.

##### Bedroom Two

Double glazed casement window to side elevation, built-in storage housing hot water tank, radiator.

##### Bedroom Three

Double glazed casement window to side elevation, cast iron fireplace, single radiator, built-in wardrobes.

##### Bedroom Four

Double glazed casement window to side elevation, radiator.

##### Landing

With two loft access points.

##### Outside

The property is approached by a private gravel driveway with parking for several vehicles. A footpath then leads through to a landscape garden with lawn areas, pond and mature flower beds. The side elevation offers a large patio area which leads to the rear elevation which enjoys views over the adjoining horse paddocks.

##### Services

We understand the property offers mains water, electric, oil fired central heating and main sewer connections.

##### Tenure & Possession

Freehold with vacant possession upon completion.

##### Viewing

Strictly by appointment with the Auctioneers. Tel: 01522 504360

##### Completion Date

This lot will be sold with a 10% deposit and up to 4 weeks for completion.

##### Solicitors

Chloe Kelsey  
Adie Pepperdine  
3 The Landings  
Burton Waters  
Lincoln  
LN1 2TU

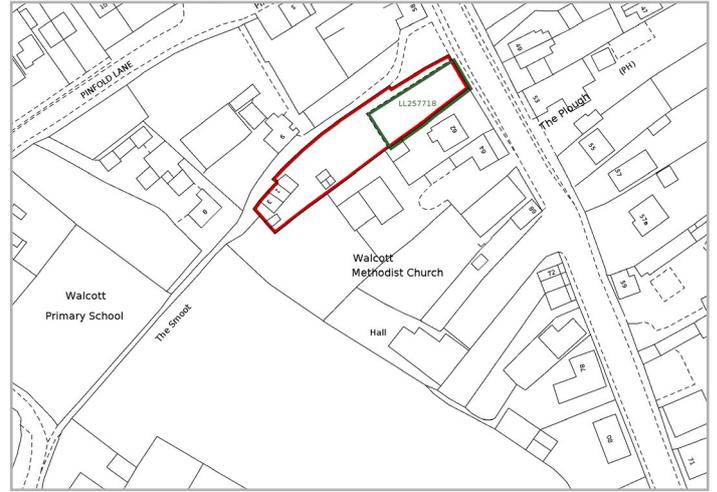
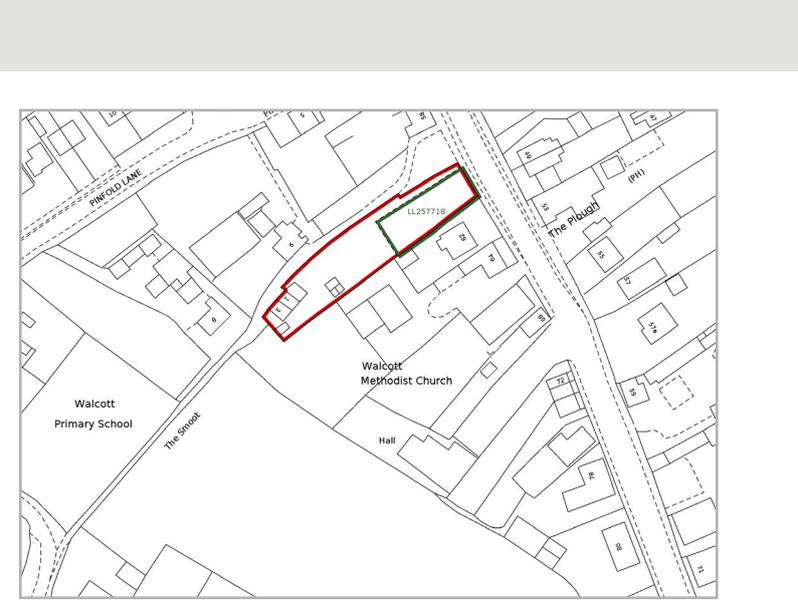
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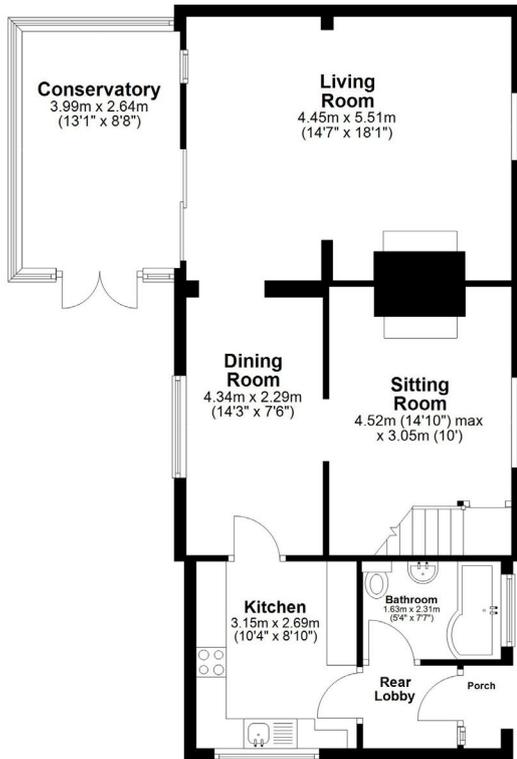
##### Agent

James Mulhall 01522 504360  
[lincolnpropertyauctions@brown-co.com](mailto:lincolnpropertyauctions@brown-co.com)



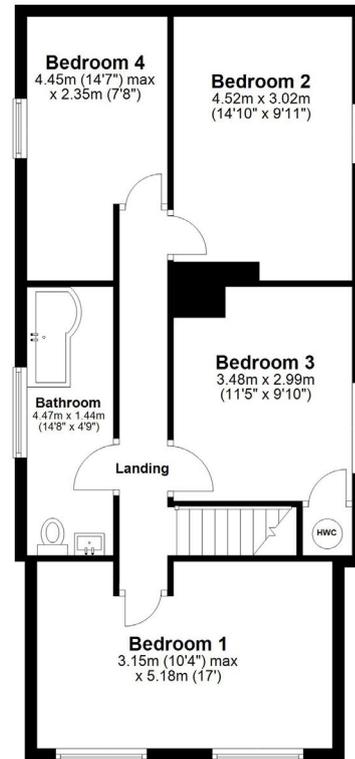
**Ground Floor**

Approx. 77.1 sq. metres (829.6 sq. feet)



**First Floor**

Approx. 65.7 sq. metres (707.6 sq. feet)



Total area: approx. 142.8 sq. metres (1537.2 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY. Produced by Chris Gothorp Photography. Unauthorised reproduction prohibited. Plan produced using PlanUp.

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