

***EASTVIEW,
WALCOTT, LN4 3TA***



£180,000

A larger than average Three Bedroom Semi-Detached House located within a quiet Cul-De-Sac with Larger Than Average Gardens, measuring 0.15acre (STS) and offered to the market with No Onward Chain. The property benefits from Solid Fuel Central Heating and Double Glazing with the full accommodation comprising Entrance Hall, Dining Room, Lounge, Kitchen, Breakfast Room, Downstairs Shower Room, Three Bedrooms, and Family Bathroom. Outside there is Ample Off Road Parking with a Detached Single Garage, and the Rear Gardens are South Facing and Particularly Private with views over fields. The property internally would benefit from some Cosmetic Updating but offers huge potential to be a superb family home.

Double glazed door provides access to the Porch with further timber glazed door leading to the entrance hall having smoke alarm and radiator.

Dining Room: 2.72m (8' 11") x 3.81m (12' 6")

Having coved ceiling and radiator.

Lounge: 4.34m (14' 3") x 3.84m (12' 7")

Having feature multi-fuel burner, store cupboard, coved ceiling and radiator.

Kitchen: 3.15m (10' 4") x 1.85m (6' 1")

Having wall and base units with worktop over, single stainless steel inset drainer sink with mixer tap, space for electric cooker with stainless steel cooker hood over, space and plumbing for washing machine, space for undercounter fridge, tiled splashbacks, extractor fan, and radiator.

Breakfast Room: 2.11m (6' 11") x 4.98m (16' 4")

Having side entrance door and radiator.

Shower Room: 2.14m (7' 0") x 1.42m (4' 8")

Having concealed cistern W.C., vanity hand washbasin with mixer tap, double shower cubicle with electric shower, tiled splashbacks, extractor fan, and chrome towel radiator.

Stairs from the entrance hall provide access to the **First Floor Landing** having loft access and smoke alarm.

Bedroom 1: 3.84m (12' 7") x 3.73m (12' 3")

Having coved ceiling and radiator.

Bedroom 2: 3.28m (10' 9") x 3.73m (12' 3")

Having airing cupboard, coved ceiling, and radiator.

Bedroom 3: 2.87m (9' 5") x 2.36m (7' 9")

Having store cupboard and radiator.

Bathroom: 1.90m (6' 3") x 1.68m (5' 6")

Having close coupled W.C., pedestal hand washbasin with pillar taps, panelled bath with mixer tap and electric shower over, mermaid board splashbacks, extractor fan, and radiator.

Outside:

A shared concrete drive provides access to Parking for a number of vehicles and leads to the **Detached Single Garage** having manual up and over door, power points, lighting, and personal door. The front gardens are laid to lawn with gravelled borders for ease of maintenance, a concrete path leads to the front entrance door, and the front is enclosed by mature hedging. The rear gardens are laid to lawn, being much larger than average with a patio path leading around the garage, with timber fencing.

Council Tax Band: A



Dining Room



Lounge



Kitchen

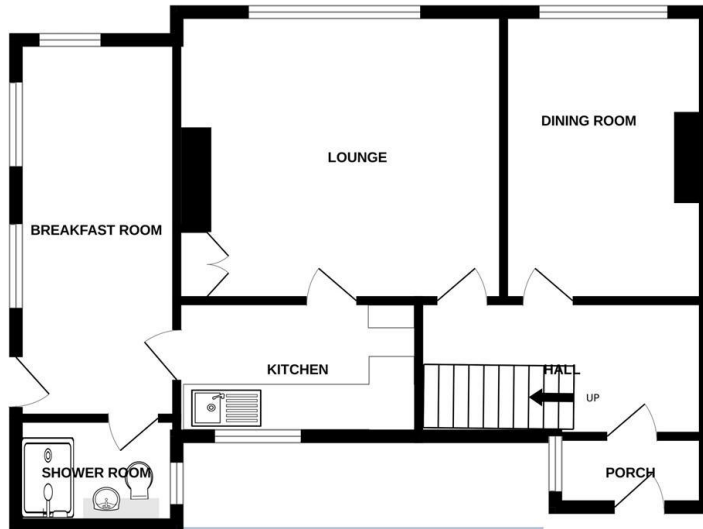


Breakfast Room

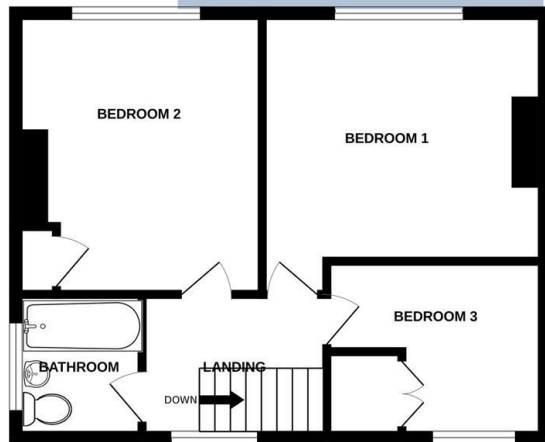


Shower Room (Ground Floor)

GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Rear Garden

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 01/07/26

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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