



48 The Drift

Walcott, Lincoln

BROWN & CO



48 The Drift, Walcott, Lincoln, LN4 3SZ

An extended semi-detached house on a good-sized plot in the popular village of Walcott.

The property comprises of an entrance hall, large living / dining room, kitchen, ground floor bedroom with en-suite wet room to the ground floor, along with three bedrooms and a bathroom to the first floor.

Outside to the front is a driveway and lawned garden, whilst to the rear is another lawned garden with a couple of sheds and a patio.



ACCOMMODATION

Ground Floor
Entrance Hall

Front entrance door, stairs rising to first floor.

Living / Dining Room

Double glazed window and French doors to rear, radiator.

Kitchen

Double glazed window to front, drainer sink inset to preparation work surfaces, matching base and eye level storage units, spaces for cooker, fridge-freezer, washing machine and dishwasher.

Hallway

Front entrance door, storage cupboard, wall mounted central heating boiler, loft access, radiator.

Living Room / Bedroom Four

Double glazed window to rear, radiator, door to living / dining room.

En Suite Wet Room

Double glazed window to side, WC, wash basin, wall mounted shower unit, shower rail and curtain, radiator.

First Floor

Landing

Double glazed window to front, storage cupboard, loft access, radiator.

Bedroom One

Double glazed window to rear.

Bedroom Two

Double glazed window to rear.

Bedroom Three

Double glazed window to front.

Bathroom

Double glazed window to side, WC, pedestal wash basin, bath.

Outside

To the front the property is accessed via a driveway providing ample off street parking and there is a good sized lawned garden. To the rear is a patio, lawn and a couple of sheds.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band A

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 63 Mbps and an upload speed of 13 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT
James Drabble
01522 504304
lincolnresidential@brown-co.com

Energy performance certificate (EPC)		
45, The Drift Wescoe LINCOLN LN4 3SZ	Energy rating F	Valid until: 18 July 2030 Certificate number: 9138-3013-7243-7410-0294

Property type	Semi-detached house
Total floor area	100 square metres

Rules on letting this property

You may not be able to let this property

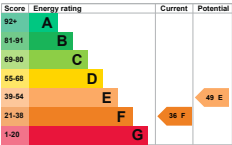
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be E.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

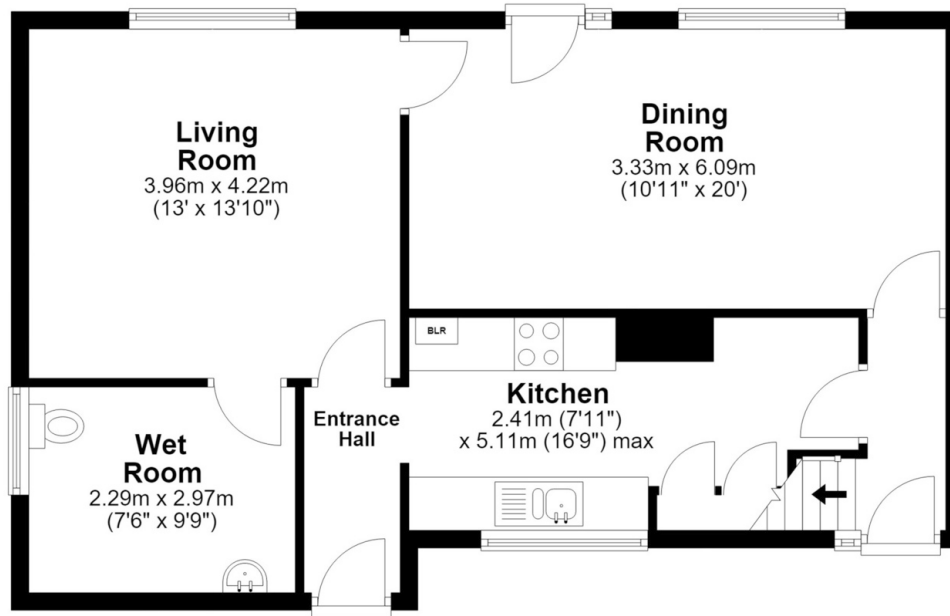
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



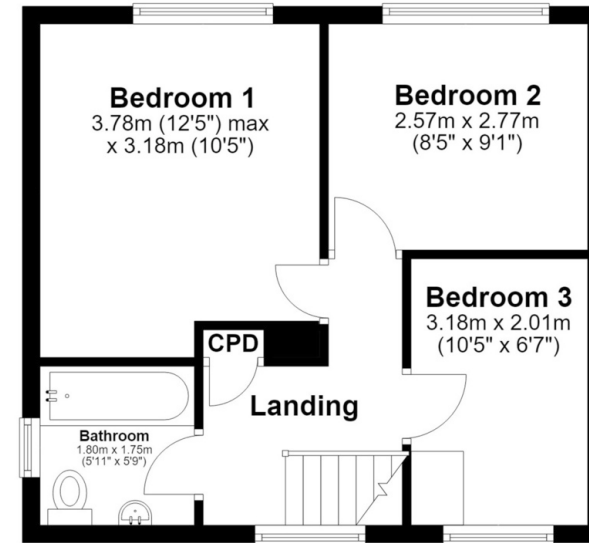
Ground Floor

Approx. 62.9 sq. metres (676.6 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.2 sq. feet)



Total area: approx. 97.4 sq. metres (1048.8 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.

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48 The Drift, Walcott

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