



**67 High Street,
Walcott, LN4 3SW**



Book a Viewing!

£375,000

A beautifully presented Three Bedroom Detached Family Home, located in the highly sought after semi rural village of Walcott, just south of the historic Cathedral city of Lincoln. This impressive property has been thoughtfully reconfigured and refurbished to an exceptional standard by the current owners, offering spacious and versatile accommodation throughout. The accommodation features a welcoming Entrance Hall leading into an impressive Open Plan Living Kitchen Diner - perfect for modern family life and entertaining. Additional living space includes a formal Lounge, a dedicated Study and a practical Utility Room. The property boasts three generously sized Double Bedrooms. The Principal Bedroom benefits from a stylish En-suite Shower Room and a Walk-in Wardrobe, while a contemporary Family Shower Room serves the remaining bedrooms. Externally, the home continues to impress with a large driveway providing ample off street parking, an extremely spacious detached garage and beautifully maintained rear gardens that enjoy open views backing onto farmland offering both privacy and a tranquil setting. Early viewing is highly recommended to fully appreciate the quality, space, and setting this exceptional home has to offer.





SERVICES

Mains electricity, water and drainage services available. LPG central heating.

EPC RATING – E.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Situated in the peaceful rural village of Walcott, this property enjoys a tranquil setting surrounded by the open countryside of Lincolnshire. Walcott offers a charming village atmosphere, ideal for those seeking a quieter pace of life while remaining within easy reach of essential amenities. The village is conveniently located for access to nearby towns such as Billingham, Ruskington, Woodhall Spa and the historic city of Lincoln, where a wider range of shopping, dining, schooling, and leisure facilities can



be found. The area is well served by road links, making it suitable for commuters and those wishing to explore the wider region. Walcott itself benefits from a close knit community feel, with local amenities including a village hall, playing field and parish church. The surrounding countryside provides excellent opportunities for walking, cycling, and enjoying the outdoors, with scenic views across open farmland characteristic of this part of Lincolnshire. Combining rural charm with accessibility, this location is particularly appealing to families, professionals, and retirees alike.

ACCOMMODATION

ENTRANCE HALL

With large storage cupboard, wood effect flooring, spotlights and two radiators.

LOUNGE

16' 6" x 15' 1" (5.03m x 4.60m) With double glazed French doors to the rear, double glazed window to the side aspect, Optimyst electric feature fire set within a decorative fire surround and radiator.

KITCHEN/DINING ROOM

32' 6" x 16' 10" (9.92m x 5.15m) Fitted with a modern range of wall and base units with work surfaces over, ceramic 1½ bowl sink with side drainer and mixer tap over, integrated dishwasher, fridge freezer, five ring gas hob, electric oven and microwave, four Velux windows, double glazed window to the side aspect double glazed door to the garden, wood effect flooring, spotlights and radiator.

UTILITY ROOM

7' 5" x 6' 11" (2.27m x 2.12m) Fitted with a modern range of wall and base units to compliment the kitchen with work surfaces over, with stainless steel sink and side drainer and mixer tap over, space for washing machine and tumble dryer, Velux window, wood effect flooring, spotlights and radiator.

STUDY

10' 3" x 6' 8" (3.14m x 2.05m) With double glazed window to the rear aspect and radiator.

BEDROOM 1

16' 11" x 13' 3" (5.17m x 4.05m) With double glazed window to the front aspect and radiator.

WALK-IN WARDROBE

7' 2" x 5' 0" (2.20m x 1.53m) With hanging space.





EN-SUITE SHOWER ROOM

9' 3" x 5' 0" (2.83m x 1.53m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled flooring and splashbacks, chrome towel radiator, shaver point and spotlights.

BEDROOM 2

16' 1" x 9' 1" (4.91m x 2.77m) With double glazed windows to the front and side aspects and radiator.

BEDROOM 3

11' 11" x 10' 6" (3.64m x 3.21m) With double glazed window to the side aspect and radiator.



BATHROOM

9' 3" x 6' 11" (2.82m x 2.12m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled flooring and splashbacks, chrome towel radiator, shaver point and spotlights.

OUTSIDE

The property is approached via a shared driveway, leading to a private driveway providing ample off street parking for multiple vehicles and access to the garage. The garage is larger than average and has electric roller door to the front, light and power. To the rear there is a gravelled garden area with a patio seating area with a pathway leading to the formal rear garden. The garden enjoys a high degree of privacy, backing onto open countryside and is predominantly laid to lawn with a wide selection of decorative shrubs and mature planting.





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mumdys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundy's Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundy's Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

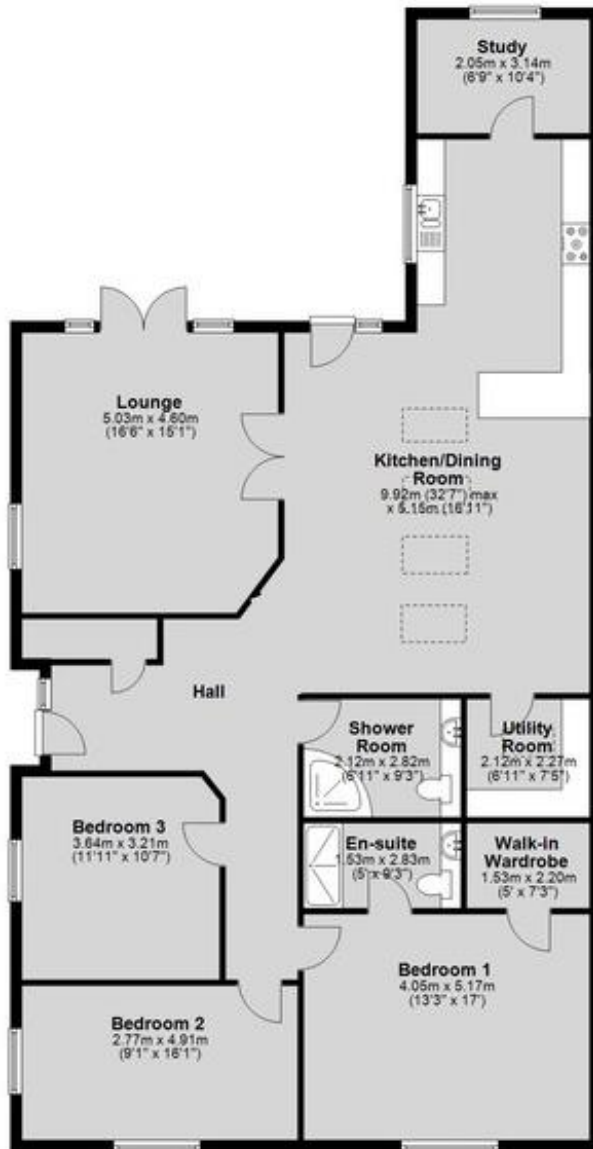
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundy's is the trading name of Mundy's Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Siver Street, Lincoln, LN2 1AS.

Ground Floor

Approx. 216.9 sq. metres (2334.9 sq. feet)



Total area: approx. 216.9 sq. metres (2334.9 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



www.mundys.net