



21 Butt Lane
Walcott, Lincoln, Lincolnshire LN4 3SS

£249,999
NO ONWARD CHAIN

BELL



21 Butt Lane

Walcott, Lincolnshire LN4 3SS

Lincoln – 15 miles
Grantham – 25 miles with East Coast rail link to London
Boston – 18 miles

(Distances are approximate)

A spacious, well-maintained three-bedroom detached bungalow, with double garage and gardens to the front and rear. The property boasts a large open-plan lounge diner; with serving hatch through to the spacious breakfast kitchen. Complete with side porch/utility room and family bathroom; the property enjoys a lawned front garden and paved patio seating to the rear, south-west facing, alongside a vegetable patch.

Accommodation

Entered into the front through uPVC double glazed obscure door with leaded and coloured glass into:

Hallway with radiator, loft access hatch, power points and telephone point. There is a built-in airing cupboard and doors to accommodation including:

Lounge 16' x 12' 5" (4.87m x 3.78m) with uPVC double glazed window to front and having electric fire set to brick and stone surround, radiator, television point, power points and open archway to:

Dining Room 11' x 7' (3.35m x 2.13m) with uPVC double glazed window to side and having radiator and power points.

Breakfast Kitchen 18' x 8' 8" (5.49m x 2.64m) with uPVC double glazed windows to side and rear and having a good range of oak fronted units to base and wall levels; sink and drainer set to wood edged worktop with space and connections for electric cooker, under counter washing machine and dryer and upright fridge-freezer. There is a radiator, power points and wooden single glazed door to:





Side Porch/Utility Room 8' 4" x 7' (2.54m x 2.13m) with uPVC double glazed full height windows to side and rear; tile effect flooring, wall light fitting, power points and patio door to side.

Bathroom 7' x 6' (2.13m x 1.83m) with uPVC double glazed obscure window to rear and having panel bath, pedestal wash hand basin and low-level WC. There are tiles to walls, wood effect flooring and heated towel rail.

Bedroom 1 12' 3 x 12' 3.73m x 3.65m) with uPVC double glazed window to rear; built-in wardrobe space, radiator and power points.

Bedroom 2 11'8 x 8'8 (3.35m x 2.64m) with uPVC double glazed window to front, radiator and power points.

Bedroom 3 8'6 x 6'7 (2.59m x 2.01m) with uPVC double glazed window to front, radiator and power point.

Outside

The property is approached up a wide gravel driveway, providing ample off-road parking for multiple vehicles and a motorhome or similar, continuing down to the **Double Garage** with pair of up and over doors, lights and power.

The front garden is of a generous size, setting the property back from the lane. Predominately laid to lawn, the front space is coloured with mature flowerbeds and shrubs.

The rear garden provides an attractive south-west facing patio with views out across neighbouring paddock and to the hill-line in the distance. Beside this stands a large vegetable plot with greenhouse. The boundaries are largely contained by timber fencing, with open frontage.



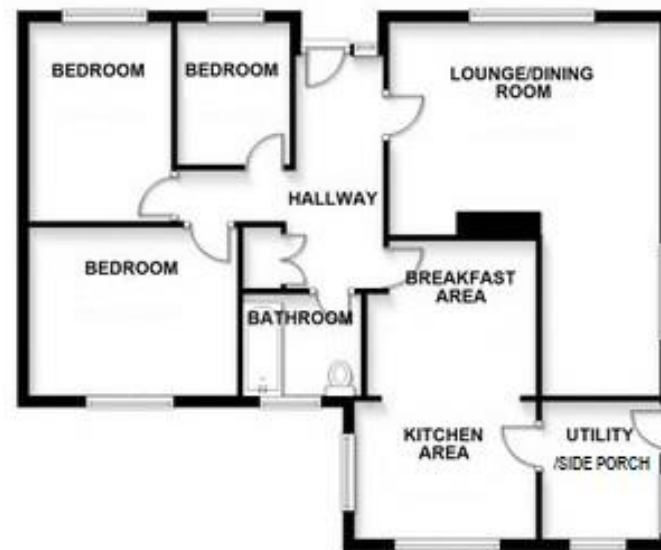
East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: E

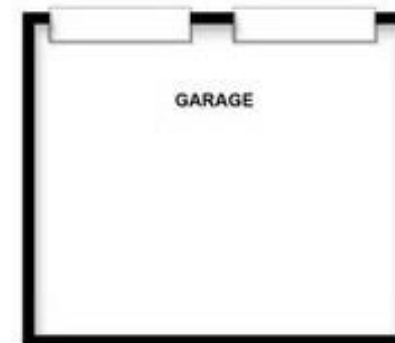
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa office
19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333
Email: woodhallspa@robert-bell.org
Website: <http://www.robert-bell.org>

Brochure prepared 11.06.2025



FLOOR PLAN INC GARAGE



DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333
Email: woodhallspa@robert-bell.org

www.robert-bell.org

