

## 4 Shambles Close, Walcote, LE17 4LB



**£325,000**

Located in a serene corner of Shambles Close, Walcote,, this charming three-bedroom detached family home offers a perfect blend of comfort and modern living. The property is thoughtfully designed, featuring a welcoming hall and a convenient cloakroom. The heart of the home is a contemporary fitted kitchen, ideal for culinary enthusiasts, while the spacious lounge boasts a delightful wood-burning stove, creating a warm and inviting atmosphere. French doors lead from the lounge to a lovely patio, perfect for enjoying al fresco dining or simply soaking in the tranquil surroundings. The first bedroom is a true retreat, complete with fitted wardrobes and an en-suite bathroom for added privacy. The second bedroom also benefits from fitted wardrobes, ensuring ample storage space. The family bathroom is well-appointed, featuring a shower over the bath, catering to the needs of a busy household. Outside, the garden is designed for ease of maintenance, with a paved area that allows you to enjoy the far-reaching views of the surrounding fields without the hassle of extensive upkeep. The property also includes an integral garage and parking space for two vehicles, providing convenience for families or those with multiple cars. With no upward chain, this delightful home is ready for you to move in and make it your own. Whether you are a growing family or looking for a peaceful retreat, this property in Walcote is a wonderful opportunity not to be missed.

*Service without compromise*

## Hall



Enter the property via a composite front door to where you will find the airing cupboard that houses the hot water cylinder, the stairs that rise to the first floor and a door that leads into the garage.

## Cloakroom 6'7" x 3'6" (2.01m x 1.07m)



Fitted with a low-level W/C, hand wash basin set onto a vanity cupboard and an extractor fan. Half height ceramic wall tiles and floor tiling throughout. A radiator.

## Lounge/Diner 21'0" x 14'2" (6.40m x 4.32m)



This spacious room is situated at the rear with a woodburning store set on a tiled backplate and hearth. Two windows to the rear aspect and a set of French doors opening onto the patio. This room has lovely far reaching rural views. Luxury vinyl flooring throughout and two radiators.

## Kitchen 13'5" x 8'9" (4.09m x 2.67m)



Fitted with modern gloss cabinets with complimenting work surfaces, stainless steel bowl and a half sink with mixer taps, built under oven and a ceramic hob with an extractor fan. There is space for a washing machine, tumble dryer and a fridge freezer.

## Landing



With a window to the side aspect allowing lots of natural light to flood in.

## Bedroom One 13'9" x 8'4" (4.19m x 2.54m)



A double bedroom with built in wardrobes that have sliding doors. Coving to the ceiling and a radiator. A window to the rear aspect with far reaching field views.

## En-Suite 5'2" x 6'5" (1.57m x 1.96m)



Fitted with a low-level W/C, hand wash basin set onto a drawer unit, chrome heated towel rail, large shower cubicle with sliding doors. Ceramic wall and floor tiling throughout. An opaque window to the rear.

## Bedroom Two 11'11" x 10'0" (3.63m x 3.05m)



A double bedroom with built in wardrobes that have sliding doors. A window to the front aspect and a radiator.

## Bedroom Three 8'4" x 6'9" (2.54m x 2.06m)



A single bedroom with a window to the front aspect and a radiator.

## Family Bathroom 6'6" x 6" (1.98m x 1.83m)



Fitted with a low-level W/C, hand wash basin set onto a vanity cupboard unit. Heated towel rail and a bath with shower and side screen. Ceramic wall and floor tiles throughout. An opaque window to the side aspect.

## Garden



The newly paved patio garden is designed for ease of maintenance - great for little to no upkeep of the garden. There is gated access to the front of the property.

## Rear Aspect





## Rural Views



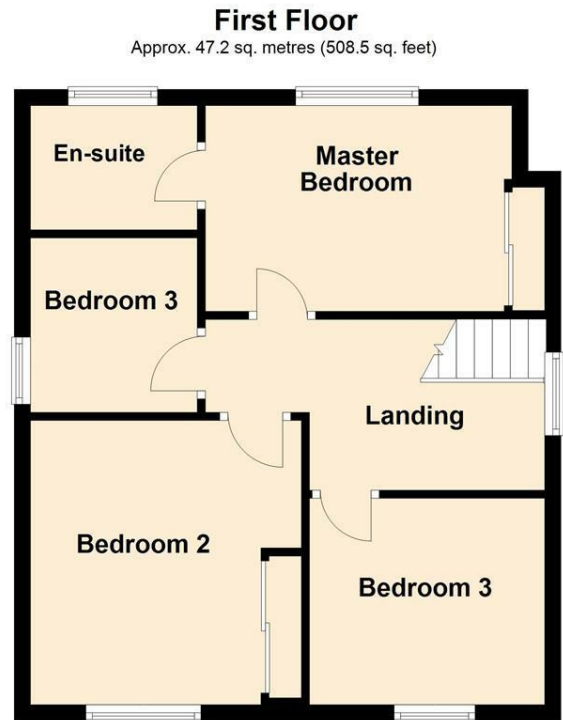
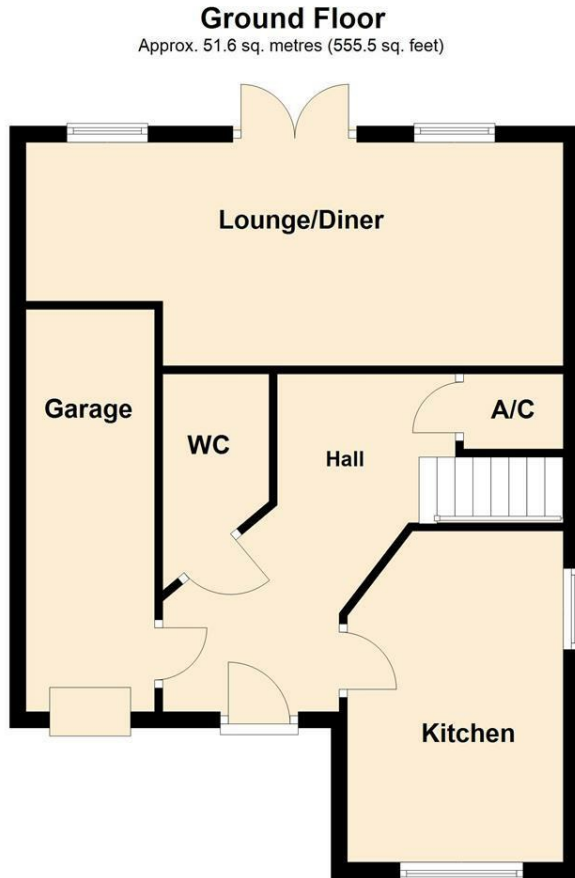
## Outside & Parking

The drive provides off road parking for two cars. The new block paved area adds an additional parking space. A paved path that leads to gated side access into the garden.

## Note For Prospective Buyers

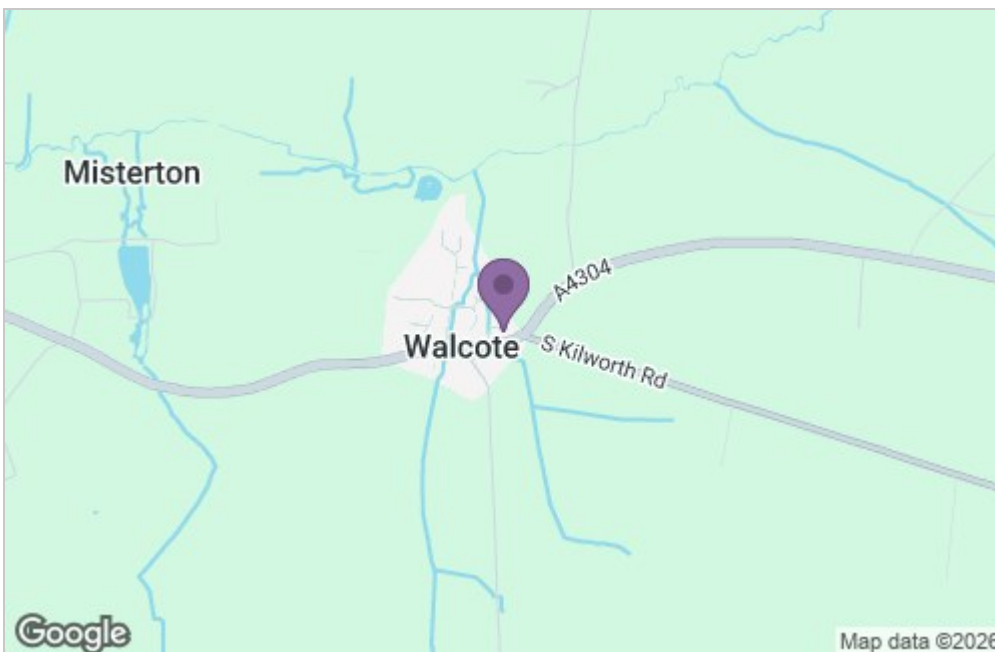
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

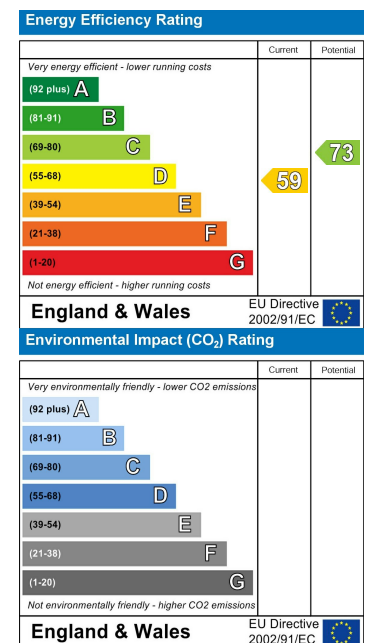


Total area: approx. 98.8 sq. metres (1063.9 sq. feet)

## Area Map



## Energy Efficiency Graph



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