



High Street, Walcott
£540,000



4



3



2

Freehold

£540,000

 4  3  2

Key Features

- Executive Family Home
- Four Double Bedrooms
- Only Five Years Old
- High Specification
- Un-Interrupted Countryside Views
- Balcony from Main Bedroom
- EPC rating C





An exceptional four double bedroom executive residence, individually designed and built approximately five years ago, occupying an enviable position within the rural village of Walcott. Set well back from the road behind electric gates, this impressive home combines generous proportions with a high specification throughout, while its uninterrupted countryside views provide a superb backdrop.

features include underfloor heating to the ground floor and multiple air-conditioning units. Outside, the gated gravel driveway provides parking for at least six vehicles and leads to a detached double garage with electric roller doors and EV charging point. The generous rear garden has been thoughtfully presented with a large seating area, lawn and established borders, all positioned to take full advantage of the uninterrupted rural outlook.



The ground floor is centred around a fantastic open-plan kitchen diner, upgraded by the current owners and featuring a large central island, Belfast sink and bi-fold doors opening directly onto the rear garden and countryside beyond. The kitchen flows into a comfortable snug with log burner, while a separate lounge also enjoys French doors overlooking the garden. A utility room, shower room and two further double bedrooms complete the ground floor, offering excellent flexibility for family living, guests or home working.

Situated in the rural village of Walcott, the property offers an attractive village setting while remaining conveniently positioned for access to the surrounding towns and villages. Local amenities and everyday facilities can be found within the wider area, with road links providing access towards Sleaford, Lincoln and the surrounding Lincolnshire countryside. Combining a peaceful rural position with excellent living space and accessibility, this is a home that truly needs to be viewed to appreciate everything it has to offer.



Upstairs are two substantial bedroom suites. The principal bedroom is particularly impressive, with a walk-in wardrobe, luxurious four-piece en-suite and French doors opening onto a private balcony overlooking the countryside. The second bedroom also benefits from its own en-suite and rear-facing views. Further

Entrance Hall

Lounge

4.57m x 3.97m (15'0" x 13'0")

Kitchen Diner

5.97m x 4.91m (19'7" x 16'1")





Snug

Utility Room

1.76m x 3m (5'10" x 9'10")

Bedroom Three

3.57m x 2.95m (11'8" x 9'8")

Bedroom Four

2.75m x 3.97m (9'0" x 13'0")

Shower Room

Landing

Bedroom One

4.68m x 4.97m (15'5" x 16'4")

En Suite

Bedroom Two

5.85m x 3.95m (19'2" x 13'0")

En Suite

Detached Double Garage

5.29m x 5.82m (17'5" x 19'1")



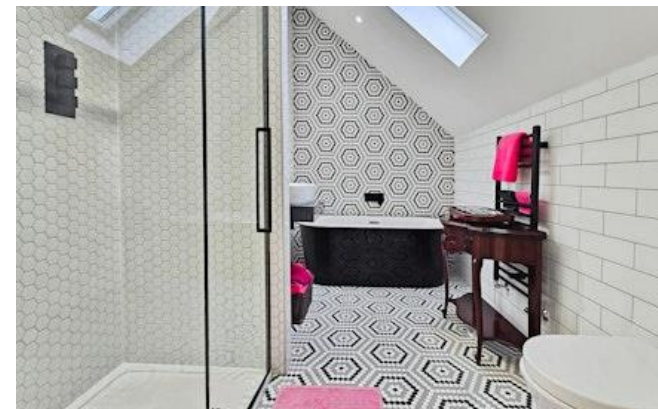
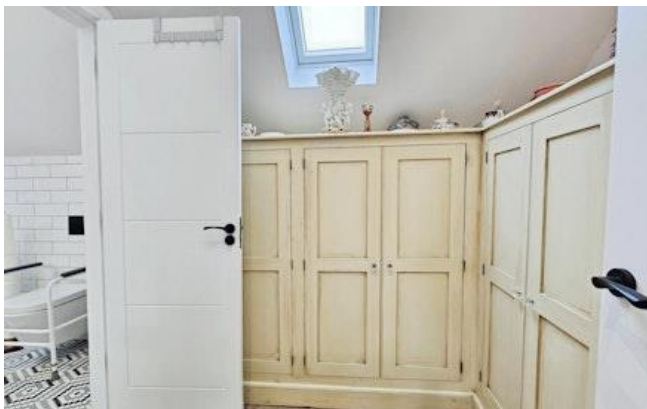
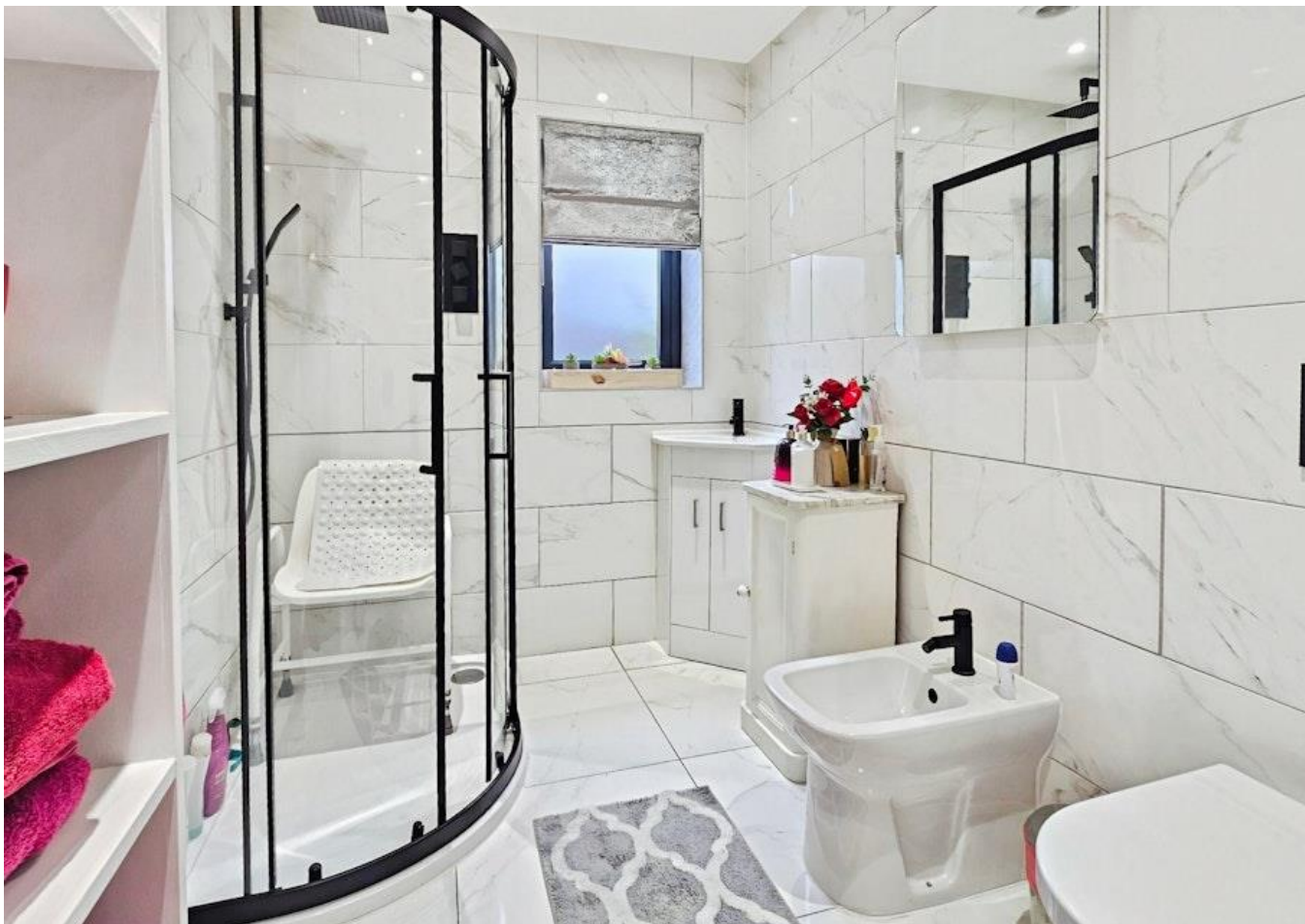
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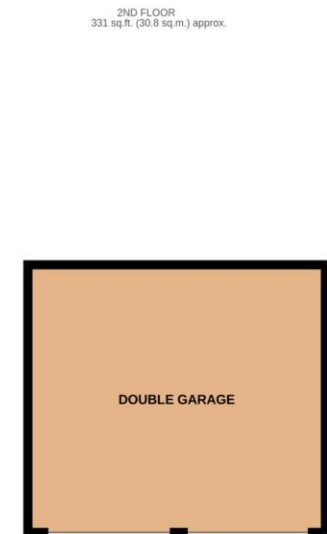
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Floorplan



TOTAL FLOOR AREA : 2227 sq.ft. (206.9 sq.m.) approx.

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