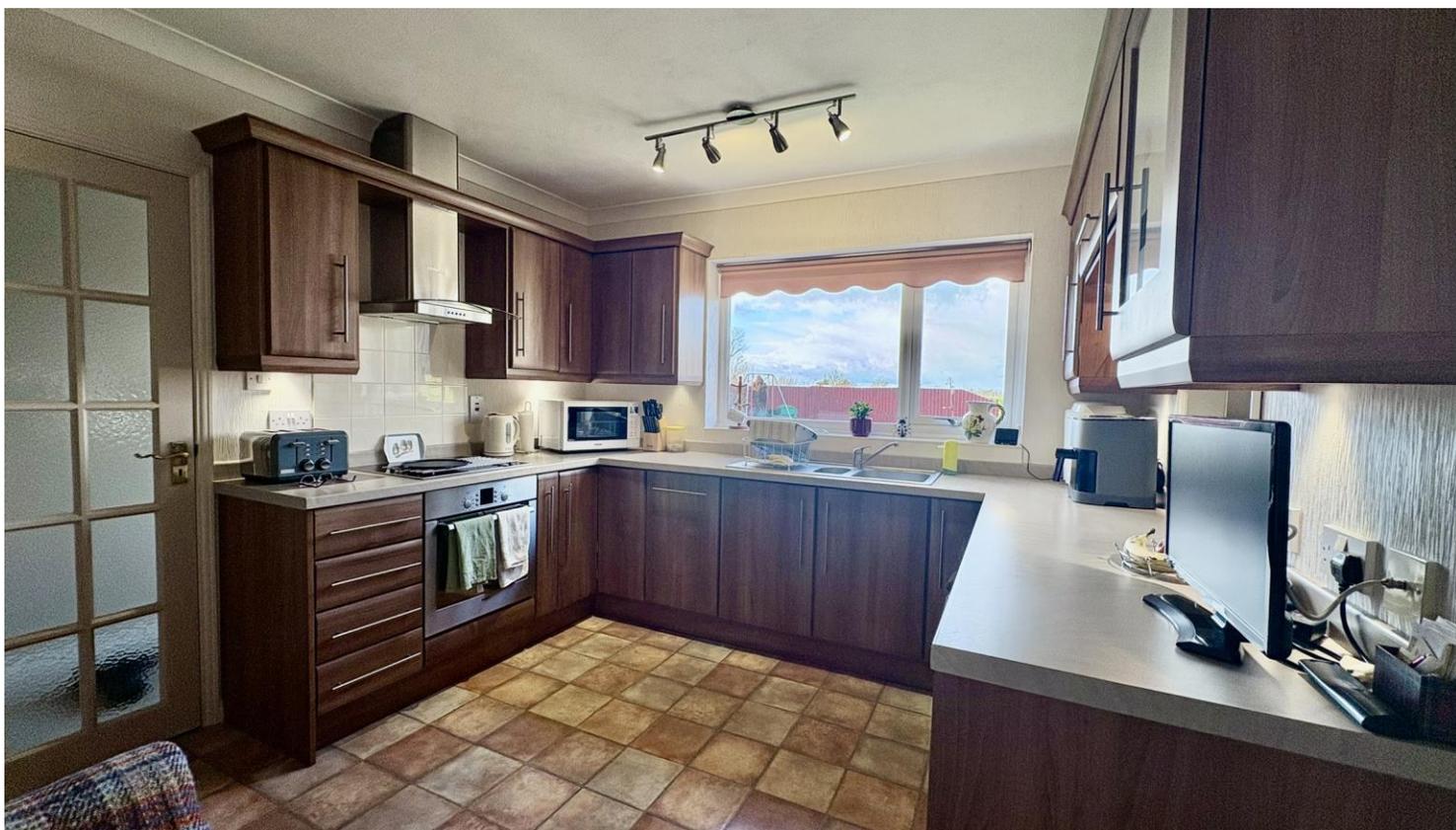




- Spacious Detached Bungalow
- Stunning Countryside Views
- Living, Dining Room & Fitted Kitchen
- Spacious Loft With Potential \*STPP\*
- Three Double Bedrooms
- Integral Garage & Detached Double Garage
- Prime Village Location
- Sold With No Onward Chain

West End, Walcott, LN4 3ST  
£365,000





Starkey&Brown is delighted to present this well-presented detached bungalow positioned on West End in the rural setting of Walcott. This property was self-built by the current owners approximately fifty years ago, and has been lovingly cared for ever since. Now offers a rare opportunity to acquire a spacious home occupying a generous plot. The property is also being sold with no onward chain. Accommodation briefly comprises a welcoming entrance hall, leading to a living room, three-double bedrooms, a kitchen fitted with integrated appliances, and a separate looility with WC and a separate shower room. The flow of the property offers excellent space for both everyday living and entertaining. The bungalow benefits from oil-fired central heating and has been well-maintained throughout. Externally, the property sits on a generous plot with well-maintained gardens to the front and rear. There is an integral single garage in addition to a detached double garage providing extensive workspace, parking, or storage options, along with a summer house, creating a pleasant outdoor seating area. The setting and plot make this ideal for those seeking space and privacy. The village of Walcott offers a local village setting, surrounded by open countryside, and is within easy reach of nearby towns and villages, which provide schooling, everyday amenities, and shops, along with transport links to and from Lincoln and Sleaford. Council tax band: D. Freehold.



**uPVC door entry leading to:**

### Entrance Hall

Having coving, carpeted, two radiators, and loft access.

### Loft

Converted to a games room. Double-glazed window to the side and rear aspects, great space for storage. Access is currently via a ladder.

### Living Room

18' 1" x 13' 0" (5.51m x 3.96m)

A bow double-glazed window to the front aspect, carpeted, coved ceiling, a radiator, and a bottle gas fireplace.

### Kitchen

14' 11" x 12' 2" (4.54m x 3.71m)

A range of base and wall units with countertops, an integrated electric oven with 4-ring electric hob with extractor fan, an integrated dishwasher, a stainless steel sink with mixer tap, tiled splashback, a uPVC double-glazed window to the rear, a low-level integrated fridge, and a radiator. Open access to:

### Dining Room

8' 9" x 7' 11" (2.66m x 2.41m)

French doors leading to the rear, coved ceiling, carpeted flooring, a radiator, and a serving hatch to the kitchen.

### Further Hall

Integral access leading to an integral garage, carpeted, a radiator, and a uPVC door leading to the rear. Access to:

### Lootility

9' 7" x 5' 7" (2.92m x 1.70m)

Low-level WC, space for a washing machine and a tumble dryer, ceramic sink with understorage, carpeted and uPVC double-glazed window to the rear.

### Bedroom 1

12' 5" x 10' 0" excluding wardrobe (3.78m x 3.05m)

Having a uPVC double-glazed window to the rear aspect, carpeted, a radiator, a fitted wardrobe, a coved ceiling, and a wash hand basin.

### Bedroom 2

13' 0" x 9' 11" (3.96m x 3.02m)

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, and a coved ceiling.

### Bedroom 3

13' 0" x 11' 0" (3.96m x 3.35m)

Having a uPVC double-glazed window to the front aspect, coving ceiling, carpeted, and a radiator.

### Shower Room

8' 9" x 7' 11" (2.66m x 2.41m)

Three-piece suite comprising wash hand basin with understorage, a low-level WC, a walk-in shower cubicle, laminate flooring, a uPVC frosted window to the rear, a chrome radiator, a further radiator, wall-mounted LED storage, tiled splashback, and an airing cupboard housing the hot water tank.

### Outside Front

Tarmac driveway for ample parking, large lawned area with a range of mature shrubs and trees. Access to a single garage. Gated access to the rear.

### Single Garage

19' 7" x 9' 7" (5.96m x 2.92m)

Electric door, power, and electrics. Integral door leading to the hall.

### Outside Rear

Further tarmac area for further parking. Mostly laid to lawn, mature shrubs and hedges, a summer house with electric, power points, a timber-built shed, patio area, external lighting, outside tap and pond feature. Access to:

### Detached Garage

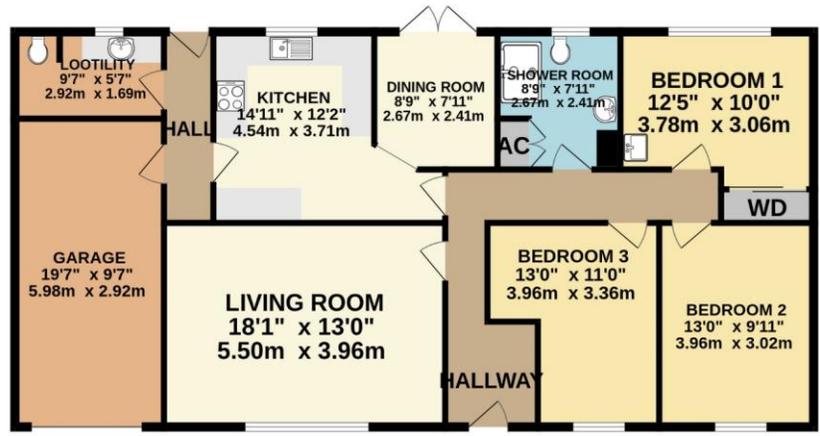
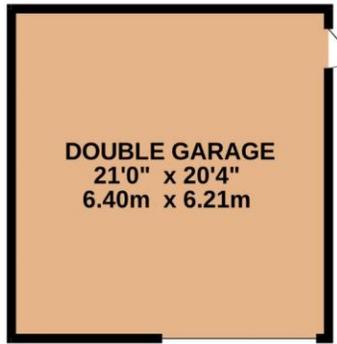
21' 0" x 20' 4" (6.40m x 6.19m)

Electric door, power, and electrics. Door leading to the rear.





**GROUND FLOOR**  
1713 sq.ft. (159.2 sq.m.) approx.



TOTAL FLOOR AREA : 1713 sq.ft. (159.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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