



24 East View

Walcott, Lincolnshire LN4 3TA

£195,000

**BELL**  
ROBERT BELL & COMPANY





## 24 East View

### Walcott, Lincolnshire LN4 3TA

Lincoln – 15 miles

Grantham – 25 miles with East Coast rail link to London

Boston - 19 miles

Coningsby – 8 miles

Billinghay - 2 miles

Distances are approximate

Pleasantly situated to the far end of a cul de sac, and to a most appealing south facing garden stands this well presented and thermally efficient three bedroom semi-detached house. Internally the property is enhanced by two reception rooms and conservatory. Externally the property has off street parking, timber garage and south facing gardens overlooking adjoining paddocks. The village of Walcott has a primary school, traditional public house, church and further shopping and social facilities can be found within the nearby village of Billinghay.



#### Accommodation

Entrance into the property with storm porch over is gained through a uPVC door into:

#### Reception Hall

With balustrade staircase to first floor having storage cupboard below. There is wood effect flooring, radiator, power points, latch door to kitchen and latch door to:

#### Lounge 14' 9" x 10' 6" (4.49m x 3.20m)

With a front aspect and having cast iron multi fuel stove set to decorative surround and slate hearth. There is a radiator, power points and door leading to:





#### **Dining Room 10' 6" x 10' 0" (3.20m x 3.05m)**

With rear aspect and having tiled flooring with underfloor heating and thermostats, radiator, power points, door to kitchen and door to:

#### **Conservatory 11' 4" x 8' 7" (3.45m x 2.61m)**

Overlooking the rear garden and being of 'warm roof' construct with insulated ceiling. There is tiled flooring with underfloor heating and thermostat, ceiling spot lights, power points and uPVC patio doors to garden.

#### **Kitchen 10' 11" x 10' 6" (3.32m x 3.20m)**

With garden views and having a range of fitted units comprising one and a half sink drainer inset to worksurface over base units including space and plumbing for dishwasher and washing machine. There is a four-ring electric hob, electric double oven, wall mounted cupboards including filter hood over the hob. There is tiled flooring, coved ceiling, radiator, power points, door returning to the reception hall and door to:

#### **Side Lobby**

Having door to the rear garden and doors to wood store and to:

#### **Scullery 8' 9" x 6' 1" (2.66m x 1.85m)**

Having worksurface to one wall over base units, wall mounted cupboards above and power points.

#### **Separate WC**

With a low-level WC.

#### **First Floor**

##### **Landing**

With great views over neighbouring paddocks, equestrian centre and countryside and having built-in linen cupboard and latch door to:

#### **Bedroom 1 11' 10" x 10' 6" (3.60m x 3.20m)**

With front aspect and having built-in double wardrobe, built-in airing cupboard, coved ceiling, radiator and power points.

#### **Bedroom 2 14' 5" x 8' 7" (4.39m x 2.61m)**

Overlooking the rear garden and having coved ceiling, radiator and power points.

#### **Bedroom 3 9' 2" x 7' 6" (2.79m x 2.28m)**

With front aspect and having built-in wardrobe, radiator and power points.







### **Bathroom**

Being fully wall tiled and having a suite comprising panelled bath with shower over, pedestal wash hand basin and a low-level WC. There is a heated towel rail and coved ceiling.

### **Outside**

The property is approached over a driveway providing off street parking for several vehicles and leads to **Timber Garage/Workshop 22' 0" x 12' 0" (6.70m x 3.65m)** with double doors, power, lighting and service door to the side. The enclosed south facing rear garden is predominantly laid to lawn with a wide variety of decorative shrubs to borders, paved patio area and two timber garden sheds.

### **Further Information**

**Thermal cladding making this a thermally efficient house** (since the present EPC was completed there have been many upgrades to the property including TRV's, cylinder insulation thermostats and timer).

Mains electric, water and drains. Heating via large dual fuel burner, a Hunter Herald 14 with wrap around boiler designed to heat a five bedroom property. UPVC double glazing. Timber framed construction.

**Local Authority:** North Kesteven District Council, Kesteven Street, Sleaford, Lincolnshire NG34 7EF. Tel No: 01529 414155  
DISTRICT COUNCIL TAX BAND = A  
EPC 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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

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