



33 Castle View
Walcott, Lincoln, Lincolnshire LN4 3TB

£179,950

BELL



33 Castle View

Walcott, Lincoln, Lincolnshire LN4 3TB

Lincoln – 15 miles

Grantham – 25 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

Pleasantly situated to the far end of a cul-de-sac stands this three bedroom detached house providing open plan lounge diner and conservatory. Externally the property is enhanced by large rear gardens, integral garage and open rural views from the front. The village of Walcott has a traditional public house, primary school and is a short drive away the villages of Metherringham, Billingham and Woodhall Spa.

Accommodation

Entrance into the property is gained through a uPVC door leading into:

Entrance Lobby

With staircase to the first floor and door to:

Lounge/Diner 25' 0" x 15' 0" (7.61m x 4.57m) *max dimensions*

Lounge Area

With views over the front garden and open countryside beyond. There is a feature wall mounted electric fire, wood effect flooring, coving and power points.

Dining Area

Overlooking the rear garden and having coved ceiling, power points, wood effect flooring and door to:





Kitchen 10' 0" x 7' 2" (3.05m x 2.18m)

With garden views and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine, slot-in electric cooker and wall mounted cupboards above. There is wood effect flooring, power points and door to:

Conservatory 9' 8" x 7' 10" (2.94m x 2.39m)

With views and uPVC double doors to the rear garden, tiled flooring, power points and service door to the integral garage.

First Floor

Landing

With built-in airing cupboard and door to:

Bedroom 1 13' 2" x 8' 6" (4.01m x 2.59m)

With view from the front of the property and open countryside beyond. There are full height fitted wardrobes with sliding mirrored doors, electric radiator and power points.

Bedroom 2 9' 5" x 8' 6" (2.87m x 2.59m)

Overlooking the rear garden and having radiator and power points.

Bedroom 3 9' 6" x 6' 2" (2.89m x 1.88m)

Again, with rear garden views and power points.

Bathroom

With a suite comprising paneled bath with shower over, pedestal wash hand basin and a low-level WC. There is tiled flooring and a heated towel rail.

Outside

The property is approached through a pair of five bar gates and over a graveled driveway providing parking area and leads to **Integral Garage 17' 7" x 8' 7" (5.36m x 2.61m)** with up and over door, power, lighting and service door into the property. The remaining front garden is laid to lawn with most appealing open countryside views over open countryside. The rear garden is predominantly laid to lawn with patio, feature fish pond and timber garden store.





East Lindsey District Council – Tax band: B
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.

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 20.01.2025



TOTAL FLOOR AREA: 992 sq. ft. (92.2 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.
 Made with Metview 2/20/24

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

