



65 High Street
Walcott, Lincoln, Lincolnshire LN4 3SW

£280,000
NO ONWARD CHAIN

BELL



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Lincoln – 15 miles
Grantham – 25 miles with East Coast rail link to London
Boston – 19 miles

(Distances are approximate)

Set well back from the passing road stands this well-presented three bedroom detached bungalow providing a deceptively spacious range of accommodation including three bedrooms, two reception rooms and a stylish breakfast kitchen. Externally the property is further enhanced by its attractive gardens offering excellent privacy, views over the Lincolnshire countryside and a superb brick outbuilding 32' x 20' that provides the possibility for many uses such as workshop, recreation room or home gym to name a few. The village of Walcott has a traditional public house, primary school and many attractive countryside walks. The villages of Metheringham, Billinghay and Woodhall Spa are all a short drive away with shopping and social facilities. A viewing is highly recommended to fully appreciate the accommodation and setting on offer.

Accommodation

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

Reception Hall 15' 0" x 9' 4" (4.57m x 2.84m)

A superb wide-open hall with two built-in full height storage cupboards, tiled flooring, coved ceiling and doors to the remaining accommodation including:



Living Room 21' 2" x 15' 4" (6.45m x 4.67m)

A light filled triple aspect room including feature porthole window to the side and sliding patio doors to the rear garden. There is a remote-controlled electric fire set to decorative surround, coved ceiling, two radiators, power points and television point.

Breakfast Kitchen 14' 5" x 11' 0" (4.39m x 3.35m)

With front aspect 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. There is an electric double oven, wall mounted cupboards above, breakfast bar and a central island unit having four ring induction hob with filter hood over. There are coved ceilings, radiator, power points uPVC door to side and door to:

Dining Room 18' 2" x 12' 0" (5.53m x 3.65m)

A dual aspect room with views to the front and side. There is coved ceiling, radiator, power points and wall lights.

Bedroom 1 16' 1" x 11' 6" (4.90m x 3.50m)

A good-sized main bedroom with views over the rear garden and open countryside beyond. There are coved ceilings, radiator and power points.

Bedroom 2 11' 5" x 10' 5" (3.48m x 3.17m)

A comfortable double room, again with garden views and open countryside beyond. There is coved ceiling and power points.

Bedroom 3 10' 0" x 8' 4" (3.05m x 2.54m)

With side aspect and having coved ceiling, radiator and power points.

Bathroom 9' 10" x 8' 0" (2.99m x 2.44m)

Being fully wall tiled and having a four-piece suite comprising paneled corner bath, shower cubicle, wash hand basin over vanity storage and a low-level WC. There is a full height built-in airing cupboard, ceiling spotlights, tiled flooring and a heated towel rail.





Outbuilding 32' 0" x 20' 7" (9.75m x 6.27m)
Entered through a uPVC door into **Main Area 25' 0" x 20' 7" (7.61m x 6.27m)** with side window, worksurface and cupboards. There is a door to **Storage Area 20' 6" x 6' 9" (6.24m x 2.06m)** main dimensions of an irregular shaped room. The building provides many options, workshop, recreation room, home gym to name a few. Having strip lighting, power points and water connected.

Outside

The property is approached over a shared driveway leading to off street parking. A gate leads to front garden being paved with ornamental shrubs to borders and leads to main entrance door, The garden to the rear is predominantly laid to lawn with a wide variety of decorative shrubs to borders and paved patio off the living room.

Further Information

Mains electric, water and drainage. Oil fired central heating (new oil tank fitted October 2025). UPVC double glazing.

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

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.

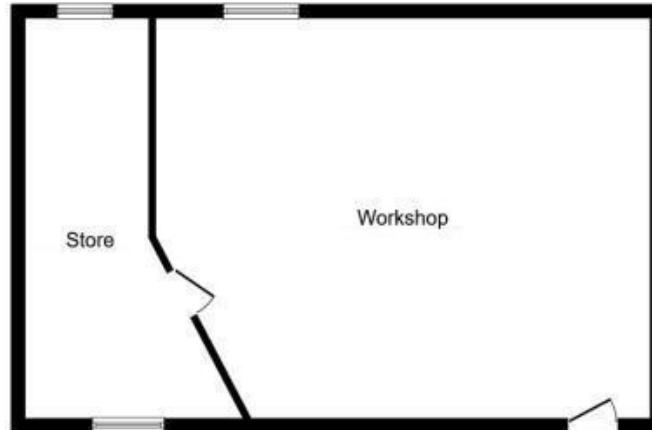
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Floor Plan



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