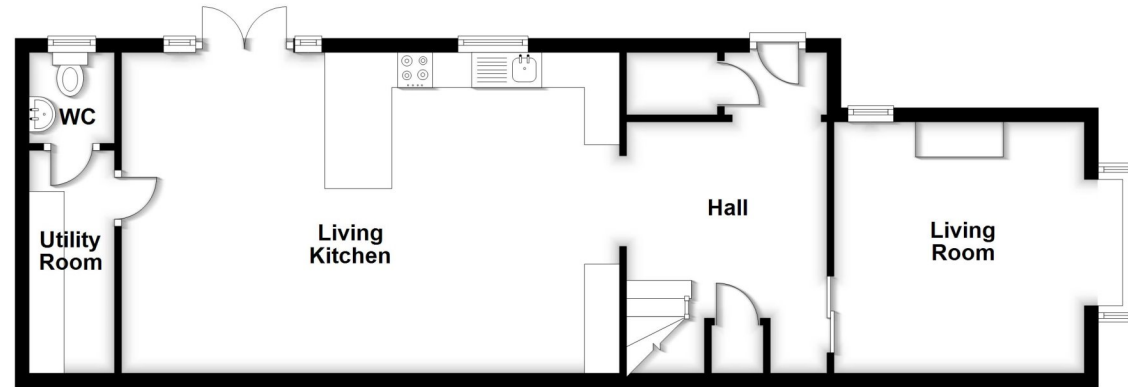


## High Street, Walcott, Lincoln

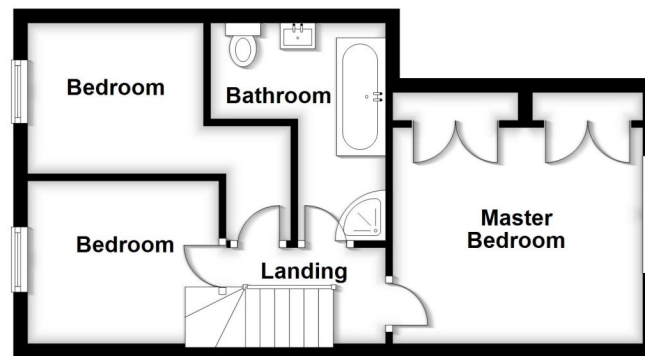
*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 65.7 sq. metres (707.2 sq. feet)



**First Floor**  
Approx. 36.5 sq. metres (393.1 sq. feet)



Total area: approx. 102.2 sq. metres (1100.2 sq. feet)



## 88 High Street, Walcott, Lincoln, Lincolnshire, LN4 3SW

£215,000 Freehold

An extended period 3 bedroom semi detached village home with a cosy living room with log burner and a superb open plan living kitchen.

Situated in the popular village of Walcott boasting a primary school and public house and close to the very well served village of Billinghay which boasts many everyday amenities such as coop supermarket, medical centre and pharmacy, various takeaways, church, garage and hair dressers.

THREE BEDROOM SEMI-DETACHED COTTAGE | VILLAGE LOCATION | OIL FIRED CENTRAL HEATING | UPVC DOUBLE GLAZING | LIVING KITCHEN | CHARACTER FEATURES | LOG BURNER

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## ACCOMMODATION

**Reception Hallway** - Approached by a UPVC entrance door the entrance lobby has a built in cloak cupboard and give way to the spacious Reception Hallway with ceramic tiled flooring, staircase to 1st floor, understairs storage cupboard.

**Living Kitchen** - 23'4" x 15' (7.1m x 4.57m) Having UPVC window to side aspect, UPVC French doors with 2 full height side windows to side aspect leading to garden, fitted with a generous range of base and larder units incorporating a peninsula breakfast bar with solid oak work surfacing, ceramic hob, stainless steel sink, eye level double oven and microwave, space for dish washer, space for American style fridge freezer in larder fitment, wood effect flooring, television point, radiator, coving to ceiling.

**Living Room** - 11'9" x 11'9" (3.58m x 3.58m) Having a UPVC window to side aspect, walk in box bay UPVC window to front aspect, a feature exposed brick chimney breast with log burner, ceramic tiled flooring with underfloor heating.

**Utility Room** - 10'3" x 4' (3.12m x 1.22m) Being fitted with a range of base and wall units with bevel edged work surfacing over, space for washing machine, tumble dryer and additional appliance, wood effect flooring, radiator.

**Downstairs Cloakroom** - Having Opaque glazed UPVC window to side aspect, fitted with a modern 2 piece suite comprising close coupled WC, wall mounted hand wash basin, radiator.

**1st floor landing** - Dog leg staircase rises from entrance hall to 1st floor landing having velux roof light.

**Master Bedroom** - 12' x 12' (3.66m x 3.66m) Having UPVC window to front aspect, built in double wardrobe and built in double airing cupboard housing hot water cylinder and shelving, radiator, television point, loft access.

**Bedroom 2** - 8'9" x 8'4" (2.67m x 2.54m) Having UPVC window to rear aspect, radiator.

**Bedroom 3** - 9' x 7'6" (2.74m x 2.29m) UPVC window to rear aspect, radiator.

**Outside** - The front garden is an established cottage style shrub garden with established shrubs fronted by dwarf walling.

To the side aspect is a block paved parking area offering off street parking for 3 vehicles.

The garden is set to the side aspect and enclosed by close board fencing with 2 paved seating areas and astro turfed lawn with a substantial timber workshop.

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

B

