



Castle View, Walcott, LN4 32B

Three Bedrooms | Semi Detached | Village Location | No Chain
UPVC double glazing | Off road Parking | EPC Rating E |

Asking Price: £140,000

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Offered for sale with no onward chain is this three bedroom semi detached property. Situated in this popular village and boasting far reaching countryside views the accommodation in brief comprises; An entrance hallway, separate lounge and kitchen diner on the ground floor. To the first floor there are three bedrooms, two of which have superb countryside views and the family bathroom. Outside to the front of the property there is a lawned garden area with paved pathway to the canopy covered front entrance door. To the rear the garden is mainly laid to lawn, with a hard standing parking area beyond.

ENTRANCE HALL

Entrance via a partly glazed door to the front, stairs rising to the first floor accommodation, fitted carpet door to the lounge and an electric heater.

LOUNGE

3.89m (12' 9") x 4.62m (15' 2") into recess under stairs

UPVC double glazed window to the front aspect, fitted carpet, door leading to the kitchen diner and the rear of the property and an electric heater.

KITCHEN

4.60m (15' 1") x 3.20m (10' 6")

Fitted with a range of wall and base mounted units with work surfaces over, inset stainless steel single drainer sink unit with mixer taps. There is a built in oven, hob and extractor hood, space and plumbing for automatic washing machine. space for fridge/freezer, UPVC double glazed window to the rear aspect, an electric heater, vinyl flooring plus UPVC double glazed French doors to the rear garden.

FIRST FLOOR LANDING

Doors to all first floor rooms, access to loft space, built in airing cupboard and UPVC window to the side aspect.

BEDROOM ONE

3.33m (10' 11") x 2.51m (8' 3")

UPVC double glazed window to the front aspect with far reaching countryside views, fitted carpet and an electric heater.

BEDROOM TWO

3.68m (12' 1") x 2.51m (8' 3")

UPVC double glazed window to the rear aspect with countryside views over fields, fitted carpet and electric storage heater.

BEDROOM THREE

1.96m (6' 5") x 1.96m (6' 5")

UPVC double glazed window to the front aspect, fitted carpet and an electric heater.

BATHROOM

Fitted with a suite comprising of a panel enclosed bath with shower appliance over, low level WC, wash hand basin and pedestal, part tiled to splash backs, obscure UPVC double glazed window to the rear aspect.

OUTSIDE

GARDENS

The rear garden is fully enclosed by timber fencing with gated access to the side, it is mainly laid to lawn with planted borders and far reaching views over the fields. There is off road parking to the rear which is accessed via a private shared driveway with two other properties.

To front garden is lawned with paved pathway to the canopy covered front entrance door.

SERVICES

Mains electricity, drainage and water are understood to be connected. Heating is via independent electric storage heaters. Telephone installation is subject to British Telecom regulations. The agents have not tested or inspected any of the services or service installations and purchasers should rely on their own survey.

TENURE

The property is understood to be freehold subject to confirmation from the solicitors. All interested parties are advised to make their own enquiries.

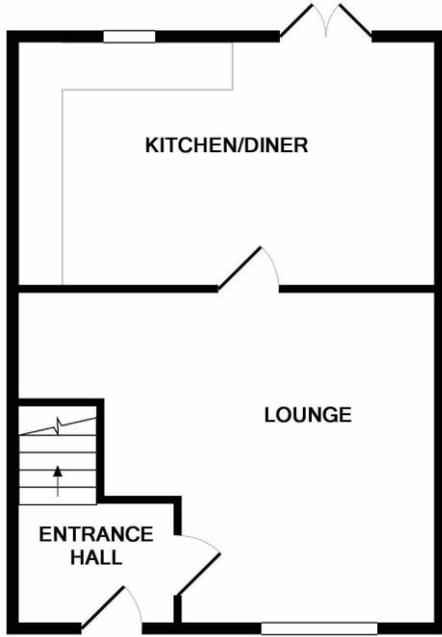
VIEWING ARRANGEMENTS

By prior appointment with Hunters Turner Evans Stevens office in Woodhall Spa on 01526 354111 or email to woodhallspa@hunters.com

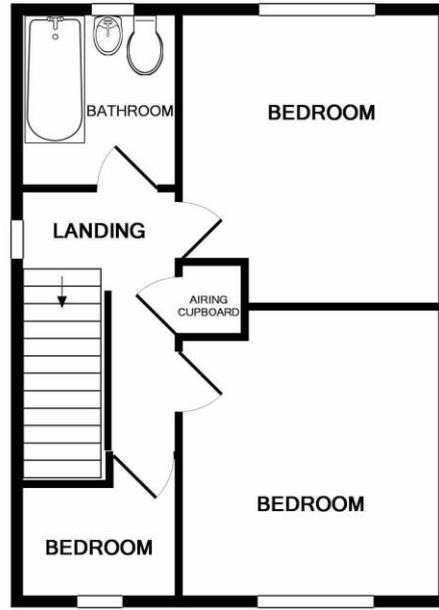
OPENING HOURS

Monday - Friday: 9.00am - 5.30pm

Saturday: 9.00am - 12.00pm

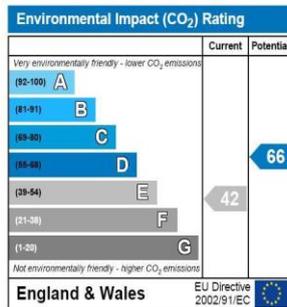
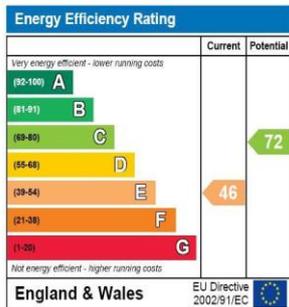


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

