



**5 Dene Lane
Walcott, LN4 3TE**



Book a Viewing!

£399,950

A spacious and versatile Four Bedroom Detached Dormer-Style residence, positioned on a generous corner plot within the popular village of Walcott. The property is offered for sale with No Onward Chain and provides well planned accommodation ideal for family living, including a Ground Floor Bedroom with En-suite facilities. Internally, the property comprises a Reception Hallway, Lounge, Dining Room, Garden Room, modern fitted Kitchen, Utility Room, Rear Entrance and Ground Floor WC. To the First Floor there are Three further Bedrooms, a Family Bathroom and a useful Study positioned above the garage. Outside, the property benefits from gardens to the front and side, a gated driveway providing ample off-street parking and access to the attached double garage, along with a detached workshop with power and lighting.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is located in the popular village of Walcott, offering a peaceful rural setting while remaining within easy reach of Lincoln, approximately 8 miles away.

Local amenities can be found in nearby Billinghay and Metheringham, including shops, schooling, and pubs, with a wider range of facilities available in Lincoln.

The area is well served by road links, and Metheringham Railway Station provides convenient rail access to Lincoln and beyond. Surrounded by open countryside, the location is ideal for those seeking a village lifestyle with good connectivity.



INNER HALLWAY

With uPVC window and door to the side elevation, radiators and LED spotlights. Stairs rise to the first floor landing with storage below. Doors lead to the kitchen, dining room, lounge, ground floor bedroom, WC and a fitted storage cupboard.

WC

With uPVC window to the side elevation, WC, wash hand basin and radiator.

LOUNGE

13' 4" x 24' 4" (4.07m x 7.44m) With uPVC windows to the front and side elevations, radiators and wall lighting. Feature electric fire with marble hearth and surround. Double doors lead to the garden room and glazed doors open to the dining room.



GARDEN ROOM

10' 9" x 9' 9" (3.28m x 2.99m) A bright space with uPVC windows and double doors opening onto the garden, along with a full-height picture window, radiator and tiled flooring.

DINING ROOM

12' 6" x 10' 11" (3.82m x 3.33m) With uPVC window to the side elevation, radiator and space for a dining table. Double doors connect to both the lounge and hallway.

KITCHEN

13' 4" x 9' 10" (4.08m x 3.01m) With uPVC window to the side elevation, tiled flooring and partly tiled walls. Fitted with a modern range of base units and granite work surfaces incorporating a composite sink and drainer with mixer tap. Integrated appliances include dishwasher, fridge, freezer and Bosch oven and grill, with an electric hob and extractor above. Radiator and LED spotlights. Door to Utility Room.



UTILITY ROOM

8' 11" x 7' 0" (2.74m x 2.14m) Fitted with base units and work surfaces over, wall mounted cupboards, stainless steel sink and drainer, space for a washing machine, tiled flooring and door leading to the rear entrance.

BEDROOM 1

13' 7" x 14' 2" (4.16m x 4.33m) With uPVC window to the rear elevation, radiator, fitted wardrobes and door to En-suite.



EN-SUITE

8' 9" x 9' 9" (2.69m x 2.99m) With uPVC window to the side elevation. Fitted with a bath, separate shower cubicle, WC and wash hand basin set within a vanity unit, tiled flooring, tiled walls and heated towel radiator.

REAR ENTRANCE

With uPVC window, door to the rear garden, tiled flooring and access into the garage.

LANDING

With roof windows to the side elevation, radiator and doors leading to three bedrooms and the family bathroom.



BEDROOM 2

13' 7" x 13' 10" (4.16m x 4.23m) With uPVC window to the front elevation, radiator and access to roof space.

STUDY

10' 4" x 18' 4" (3.16m x 5.59m) With uPVC dormer window to the front and additional window to the side. Radiator and useful storage space

BEDROOM 3

13' 4" x 13' 10" (4.07m x 4.23m) With uPVC window to the side elevation and radiator.

BEDROOM 4

12' 5" x 6' 2" (3.81m x 1.88m) With uPVC window to the rear elevation, radiator and access to loft storage. Door leading to Study, located over the garage.

BATHROOM

8' 11" x 8' 0" (2.72m x 2.46m) With uPVC window to the side elevation. Fitted with a bath, separate shower cubicle, WC and wash hand basin within a vanity unit, tiled flooring, tiled walls and heated towel radiator.

OUTSIDE

The property is approached via double wrought iron gates leading onto a gravel and block paved driveway providing ample off-street parking. There are lawned gardens with mature shrubs and trees, enclosed by wrought iron fencing.

DOUBLE GARAGE

17' 9" x 18' 9" (5.42m x 5.74m) With electric roller door, power and lighting, housing the oil-fired central heating system and solar panel inverter. Window to the rear and internal access via the rear entrance.

WORKSHOP

Further parking to the side with access to a detached workshop/shed with power and lighting. Additional lawned garden areas, oil tank, flowerbeds and gated access surrounding the property.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CMH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

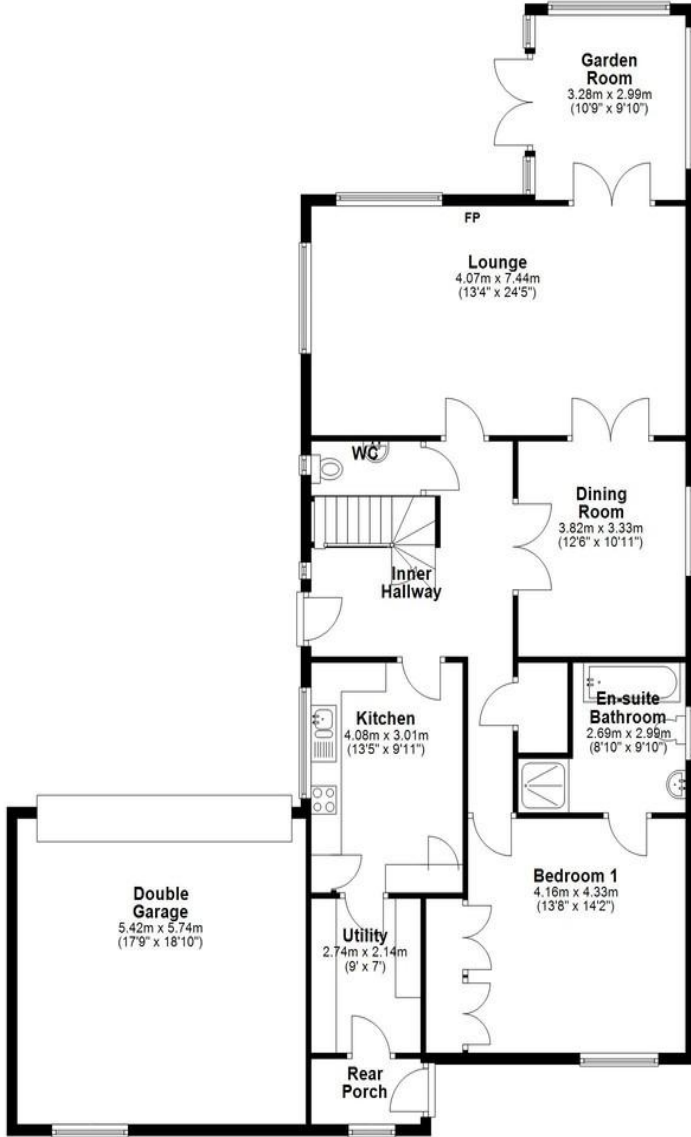
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a not verified.

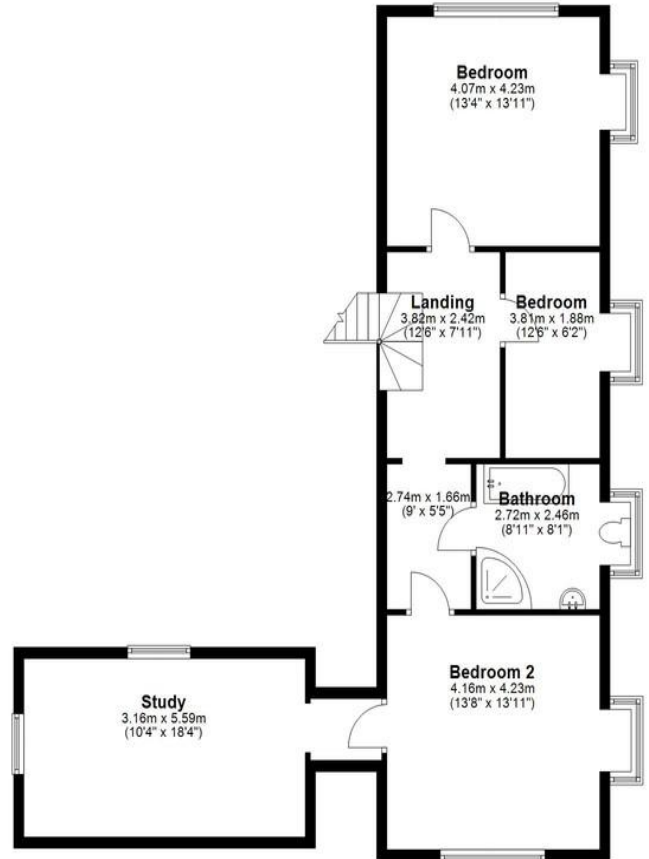
Ground Floor

Approx. 155.5 sq. metres (1674.2 sq. feet)



First Floor

Approx. 85.0 sq. metres (915.1 sq. feet)



Total area: approx. 240.6 sq. metres (2589.3 sq. feet)

For Illustration Purposes Only
Plan produced using PlanUp.

5 Dene Lane

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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