



TAYLORWALSH
PROPERTY CONSULTANTS

BESPOKE NEW HOMES



Plot 2, High Street

Walcott, Lincoln, LN4 3SN

- Brand New 5 Bedroom Detached Family Home
- Larger Than Average Non Estate Plot
- Uninterrupted Views Of Beautiful Countryside
- Stunning Interior Specification
- 10 Year Warranty
- Modern Air Source Heat Pump System
- Underfloor Heating to Ground Floor
- Individual Architect Designed
- Sought After Village Setting
- No Onward Chain - Move Hassle Free

Asking Price £495,000



Taylor Walsh Property Consultants

89a Bailgate, Lincoln, LN1 3AR

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www.taylorwalsh.co.uk



Welcome to High Street, Walcott...

Taylor Walsh are delighted to offer for sale this truly stunning brand new 5 bedroom detached family home, situated in the sought after village of Walcott. Built by local builders, ASC Developments Ltd, offering quality homes with the utmost attention to detail throughout. The property is positioned on a larger than average, non-estate plot, with uninterrupted views over the beautiful and picturesque Lincolnshire countryside. The properties are offered with no onward chain, ideal for that stress free move.

The accommodation comprises: entrance hall, cloakroom, study, living room with doors leading out into the rear garden, fully fitted quality breakfast/kitchen with island and appliances and access to the rear garden, utility room, first floor landing, 5 bedrooms (all with fitted wardrobes), ensuite shower room and dressing room to the master, en-suite shower room to bedroom 2 and family bathroom. Outside there is an ample driveway for multiple vehicles and integral double garage with two electric up and over doors, power, lighting and personnel door to the hallway.

Both plots will be fitted with uPVC double glazing throughout and an Air Source Heat Pump which will power a highly efficient underfloor heating system, and alleviate the need for an LPG or oil fuel supply. The property is also covered by a 10 year ABC+ warranty, giving buyers that peace of mind.

Early Reservation: Reserving early will allow you the opportunity to select your kitchen, bathrooms, flooring and tiles from our clients ranges, allowing you to customise your new home.

Location: Walcott is a popular and peaceful village located between the Cathedral City of Lincoln and the market town of Sleaford, giving a beautiful countryside setting whilst being centrally positioned for easy access links to the rest of the county of Lincolnshire. The property is also located just a 10 minute drive from the two highly sought after areas of Tattershall and Woodhall Spa. Walcott has a public house, The Plough, and Walcott Primary School located across the road.

Contact Taylor Walsh 24/7 on 01522 404040 to register your interest.

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ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Dining Room: 11'6" (3.51m) x 10'2" (3.1m)
with walk in bay window.

Living Room: 19'6" (5.94m) x 12'8" (3.86m)

Breakfast/Kitchen: 19'0" (5.79m) x 11'10" (3.61m)
with a choice of kitchen designs with integrated appliances.

Utility Room

Study: 9'1" (2.77m) x 8'4" (2.54m)

First Floor Landing

Bedroom 1: 18'5" (5.61m) x 9'9" (2.97m)

En-suite Shower Room:
with a choice of bathroom designs.

Dressing Room:
with fitted wardrobes.

Bedroom 2: 19'1" (5.82m) x 8'6" (2.59m)

En-Suite Shower Room:
with a choice of bathroom designs.

Bedroom 3: 12'2" (3.71m) x 10'2" (3.1m)
with fitted wardrobes.

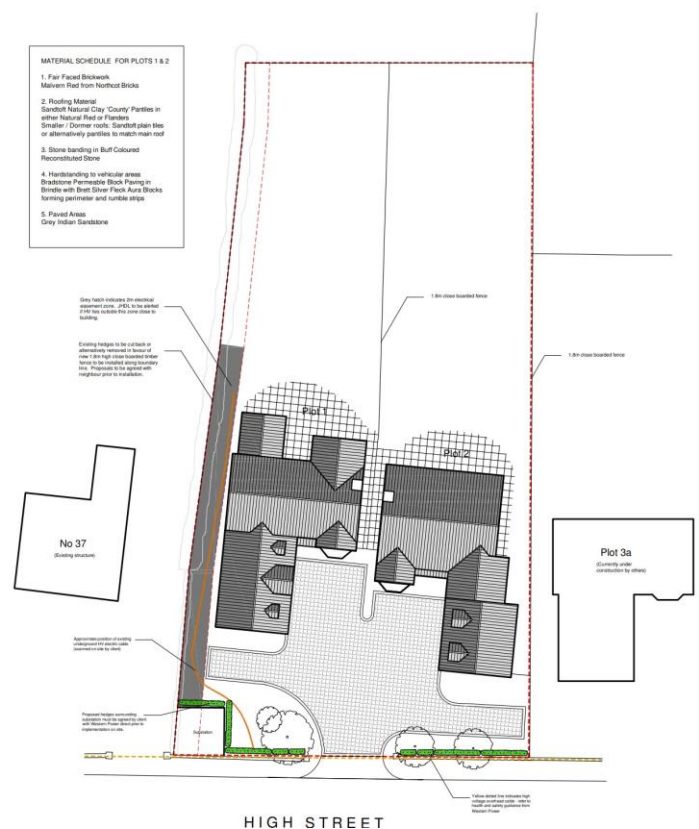
Bedroom 4: 9'6" (2.9m) x 9'1" (2.77m)
with fitted wardrobes.

Bedroom 5: 12'8" (3.86m) x 10'5" (3.18m)
with fitted wardrobes.

Family Bathroom:
with a choice of bathroom designs.

OUTSIDE

Double Garage: 17'11" (5.46m) x 17'10" (5.44m)
with two electric up and over doors, power, lighting and personnel door to the hallway.

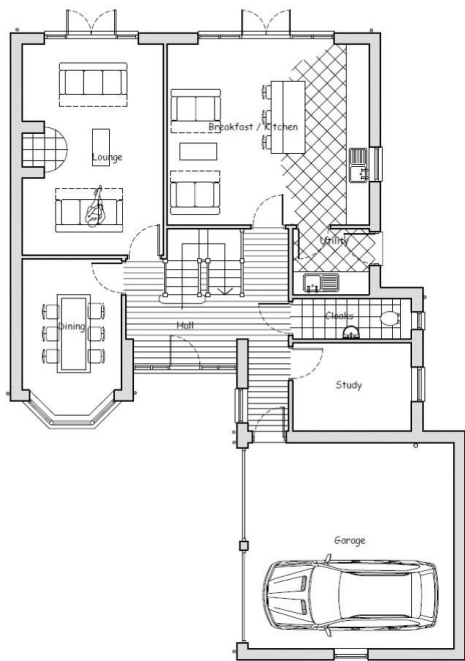


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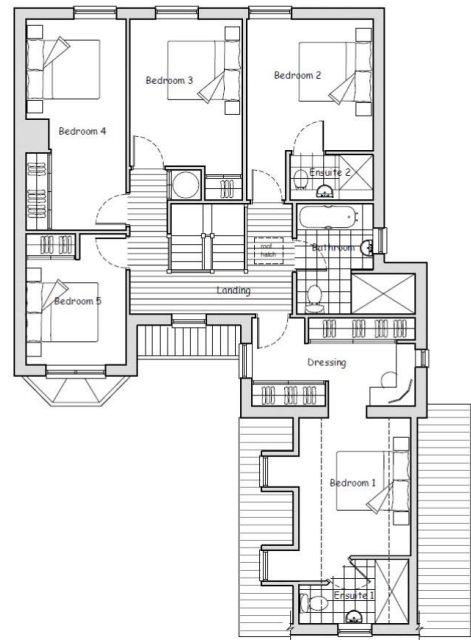
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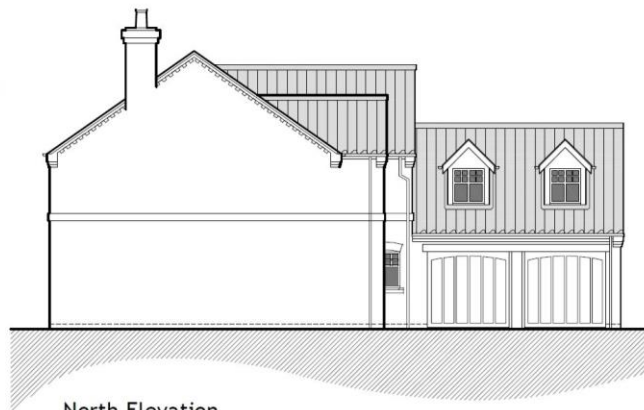
Ground Floor Plan
Scale 1:50 @ A1



First Floor Plan
Scale 1:50 @ A1



West Elevation
Scale 1:50 @ A1



North Elevation
Scale 1:50 @ A1



East Elevation
Scale 1:50 @ A1



South Elevation
Scale 1:50 @ A1

PLOT 2

