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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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, bay fronted study, living room with doors leading out into the rear garden, open plan living with fully fitted quality kitchen with island and appliances, leading to the family room and dining room with access to the rear garden, utility room, first floor landing, 5 bedrooms (all with fitted wardrobes), ensuite to master 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 utility room.

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

OPEN PLAN LIVING

Kitchen Area: 17'7" (5.36m) x 15'8" (4.78m)
with a choice of kitchen designs with integrated appliances.

Utility Room

Family Area

Dining Area: 11'4" (3.45m) x 8'8" (2.64m)

Living Room: 18'4" (5.59m) x 12'4" (3.76m)

Study: 10'4" (3.15m) x 7'8" (2.34m)
with walk in bay window.

First Floor Landing

Bedroom 1: 17'11" (5.46m) x 9'9" (2.97m)
with fitted wardrobes.

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

Dressing Area

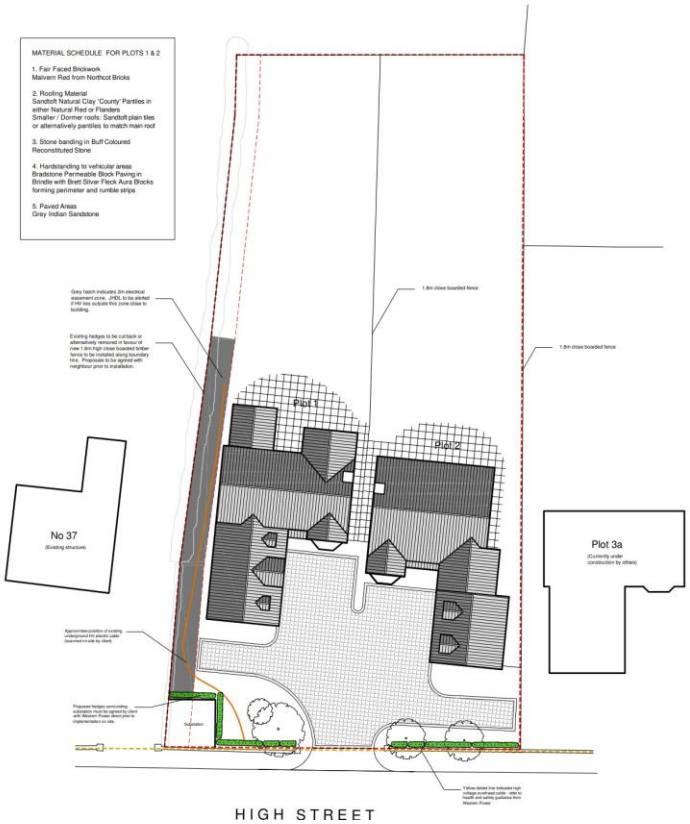
Bedroom 2: 15'6" (4.72m) x 11'1" (3.38m)
with fitted wardrobes.

Bedroom 3: 15'5" (4.7m) x 9'10" (3m)
with fitted wardrobes.

Bedroom 4: 18'5" (5.61m) x 8'8" (2.64m)
with fitted wardrobes.

Bedroom 5: 11'5" (3.48m) x 8'8" (2.64m)
with fitted wardrobes.

Family Bathroom:
with a choice of bathroom designs.



OUTSIDE

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

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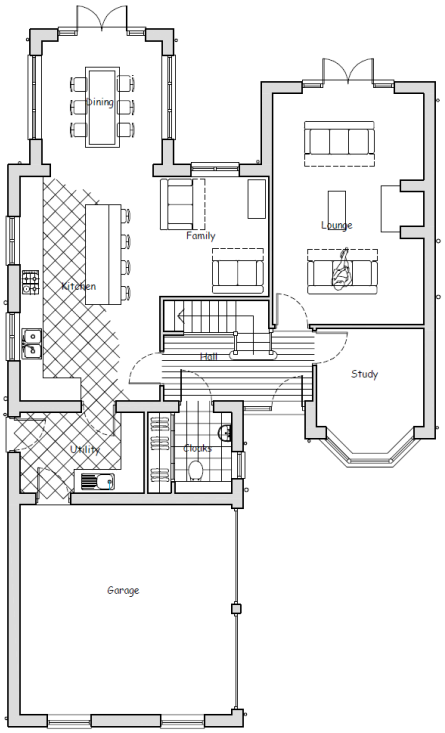

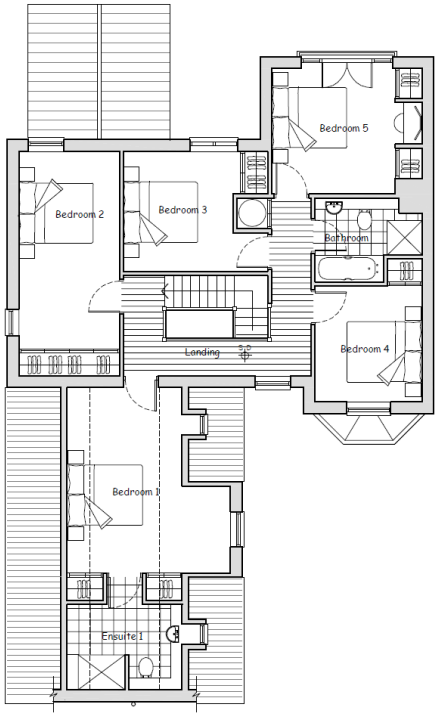

Ground Floor Plan
Scale 1:50 @ A1

First Floor Plan
Scale 1:50 @ A1

West Elevation
Scale 1:50 @ A1

South Elevation
Scale 1:50 @ A1

East Elevation
Scale 1:50 @ A1

North Elevation
Scale 1:50 @ A1

PLOT 1

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