

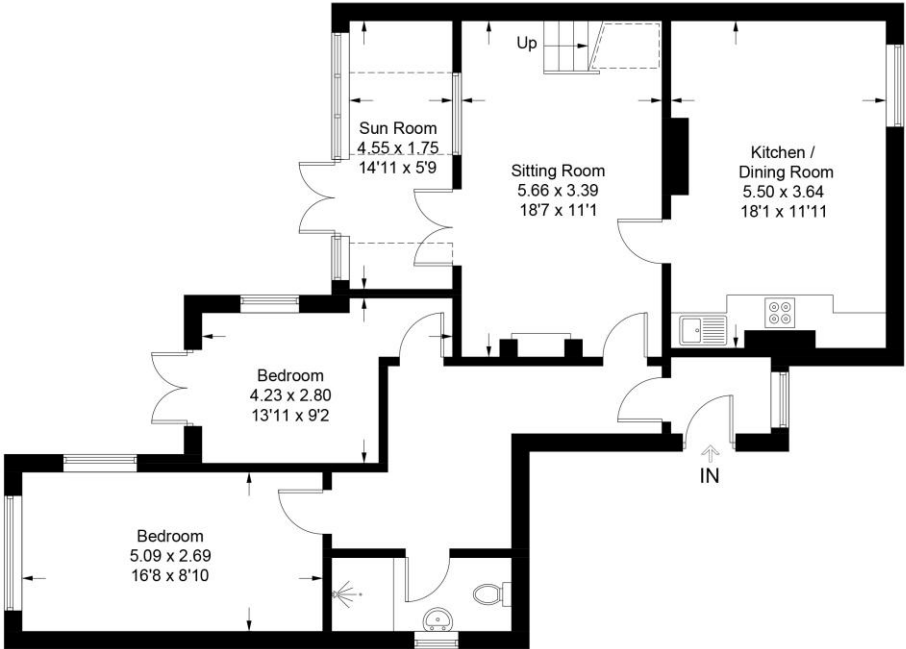
West End, Walcott, Lincoln

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

21 West End

Approximate Gross Internal Area
Ground Floor = 92.3 sq m / 993 sq ft
First Floor = 41.0 sq m / 441 sq ft
Total = 133.3 sq m / 1434 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



21 West End, Walcott, Lincoln, Lincolnshire, LN4

£150,000 Freehold

Offered to the market with no onward chain, 21 West End presents a fantastic opportunity to acquire a generously sized five-bedroom semi-detached home in a quiet and established residential location. Offering extremely generous internal accommodation and a substantial rear garden, this property offers excellent potential for improvement and personalisation.

The ground floor provides a flexible layout with a large kitchen/dining room, a bright and airy sitting room with access to a sunroom, and two good-sized bedrooms alongside a shower room. Upstairs, the first floor comprises three further bedrooms and a family bathroom.

Five bedrooms across two floors | Two bathrooms (one on each level) | Large sitting room and sunroom with garden access | Spacious kitchen/dining room | Driveway parking | Extensive and private rear garden | Quiet residential location | No onward chain | Requires modernisation



DESCRIPTION

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Externally, the property benefits from off-road parking to the front and a beautiful, mature garden to the rear—ideal for families or anyone seeking outdoor space.

The property does require modernisation throughout, making it an ideal project for buyers looking to create a home to their own specification.



ACCOMMODATION

Entrance Hall

Kitchen Dining Room - 18'1" x 11'11" (5.5m x 3.63m)

Sitting Room - 18'7" x 11'1" (5.66m x 3.38m)

Sun Room - 14'11" x 5'9" (4.55m x 1.75m)

Bedroom - 13'11" x 9'2" (4.24m x 2.8m)

Bedroom - 16'8" x 8'10" (5.08m x 2.7m)

Downstairs Cloakroom

First Floor Landing

Bedroom - 12' x 9'3" (3.66m x 2.82m)

Bedroom - 12' x 8'10" (3.66m x 2.7m)

Bedroom - 7'6" x 7'5" (2.29m x 2.26m)

Family Bathroom

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C