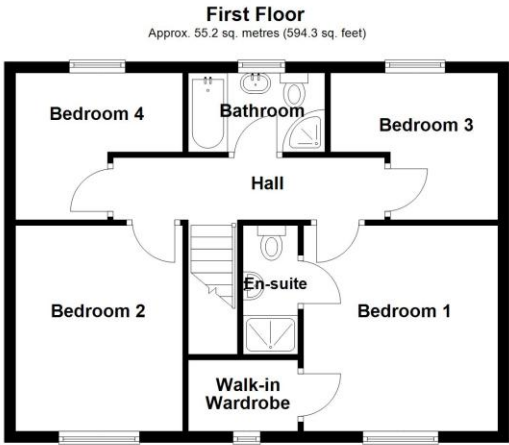
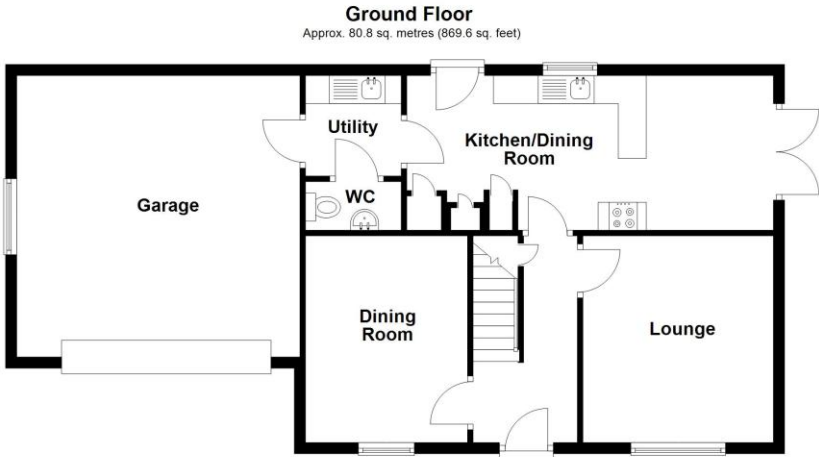


Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 136.0 sq. metres (1464.0 sq. feet)



4 The Drift, Walcott, Lincoln, Lincolnshire, LN4 3SZ

£350,000 Freehold

Built in 2016, this individually designed four-bedroom detached family home offers spacious and versatile accommodation and finished to a high specification.

Individually Designed Detached Home | Four Spacious Bedrooms | En-Suite And Walk-In Wardrobe | Modern Kitchen Dining Room | Underfloor Heating To Ground Floor | Immaculately Presented | Integral Double Garage | Ample Parking | Enclosed Gardens | Sought After Village Location



The property benefits from an air source heat pump, providing underfloor heating to the ground floor and radiators upstairs, providing both comfort and efficiency.

Set on a pleasant plot within the idyllic village of Walcott, the property is approached via a gravel driveway providing ample parking and leading to the integral double garage.

The ground floor accommodation is well-proportioned, comprising a welcoming entrance hallway, a spacious lounge, separate dining room, and a superb kitchen/dining room with French doors opening to the garden. A utility room with access to the garage and a cloakroom complete the downstairs.

Upstairs, the master bedroom benefits from its own en-suite shower room and walk-in wardrobe. Three further bedrooms provide ample family space, one currently utilised as a home office, and are served by a modern family bathroom with bath and separate shower.

The gardens are mainly laid to lawn with a patio seating area leading directly from the kitchen, offering a private and secure outdoor space ideal for entertaining or relaxing.

ACCOMMODATION

Entrance Hall

WC

Lounge - 12'2" x 11'8" (3.7m x 3.56m)

Dining Room - 12'2" x 9'6" (3.7m x 2.9m)

Kitchen/Dining Room - 21'10" x 8'11" (6.65m x 2.72m)

Utility Room - 5'11" x 5'8" (1.8m x 1.73m)

Bedroom One - 12'2" x 11'5" (3.7m x 3.48m)

En-suite

Bedroom Two - 12'3" x 9'6" (3.73m x 2.9m)

Bedroom Three - 10'7" x 9' (3.23m x 2.74m)

Bedroom Four - 9' x 8'11" (2.74m x 2.72m)

Bathroom - 7'11" x 5'8" (2.41m x 1.73m)

Double Garage - 16'7" x 16'6" (5.05m x 5.03m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D