



5 Dene Lane  
Walcott, Lincoln, Lincolnshire, LN4 3TE

Offers in excess of  
£400,000

## 4 Bedroom Detached House

- Freehold
- Deceptively spacious & versatile accomodation
- No onward chain
- Extends to some xx sqft
- Ground floor bedroom with en suite
- 4 first floor bedrooms & bathroom
- Attached double garage & driveway
- Generous gardens wrap round the property
- Would suit families, retired & potential multi generation
- EPC Rating - C, Council Tax Band - E

[Click here to access the Energy Performance Certificate for 5 Dene Lane, Walcott, Lincoln, Lincolnshire, LN4 3TE](#)



## Overview

A deceptively spacious, individual, architect designed home built to a high standard for the owners occupation and offered for sale with no onward chain. This chalet style property offers an abundance of versatile accommodation that extends to some 2,327sqft. With a ground floor bedroom it could suit a retired couple but the overall space also makes it ideally suited to families and also offers potential to create an annexe to facilitate multi generation living. The property sits on a generous corner plot on the edge of this small quiet village. It has quality fittings and features oil fired central heating and uPVC double glazing and Solar Panels. It is well maintained and presented and early viewing is highly recommended to fully appreciate and avoid disappointment.



The accommodation briefly comprises hallway, cloakroom, 24ft lounge with a sun room off, dining room, kitchen, utility room and ground floor main bedroom with an en suite bathroom with separate shower. There is a personal door from the house in to the attached double garage. To the first floor are four further generous bedrooms, two of which connect and a main house bathroom.

Outside a driveway to the front provides ample parking and leads to the integral double garage which offers potential to convert to additional accommodation if required subject to consent. The property has the benefit of a right of access over a second driveway from West End which leads to a further timber garage / workshop. There is potential to replace this with a different building or remove as required. The mainly lawned gardens wrap around the property and are deceptively generous.





# Dene Lane, LN4

Approximate Area = 2327 sq ft / 216.2 sq m (excludes void)

Garage = 332 sq ft / 30.8 sq m

Total = 2659 sq ft / 247 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2025. Produced for Pygott & Crone. REF: 1248064



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