



# The Drift, Walcott

LINCOLN

A Stunning 5-Bedroom Detached  
New Build Home in the Heart of the  
Quaint Village of Walcott.



THE NEW  
HOMES  
AGENT

Plot 1, The Drift, Walcott,  
Lincoln LN4 3SZ

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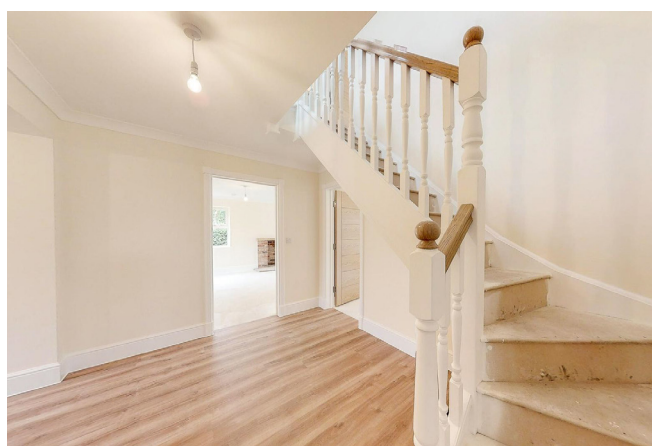
## Key Features

- Brand New 5-Bedroom Detached Home
- Stunning Interior Specification
- Architecturally Unique Design
- Mixture of Ceramic Tiling, Luxury Carpet and Solid Oak Flooring
- Ground Floor Bedroom with Shower Room
- Double Garage and Parking for 6+ Cars
- 10 Years New Build Warranty
- Modern Air Source Heat-pump System
- Underfloor Heating to Ground Floor
- Intruder Alarm, CCTV and PIR Sensor Lighting

## The Drift

### £495,000

- > Quadrant 10 Year Warranty
- > Heating: Air Source Heat Pump



Viewings by appointment only. Call **The New Homes Agent** now to avoid disappointment.

## Description

The New Homes Agent is delighted to offer to market this stunning, 5-bedroom detached new build home in the heart of the quaint village of Walcott. Walcott is a small village between the Cathedral City of Lincoln and the Market Town of Sleaford, giving a peaceful 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.

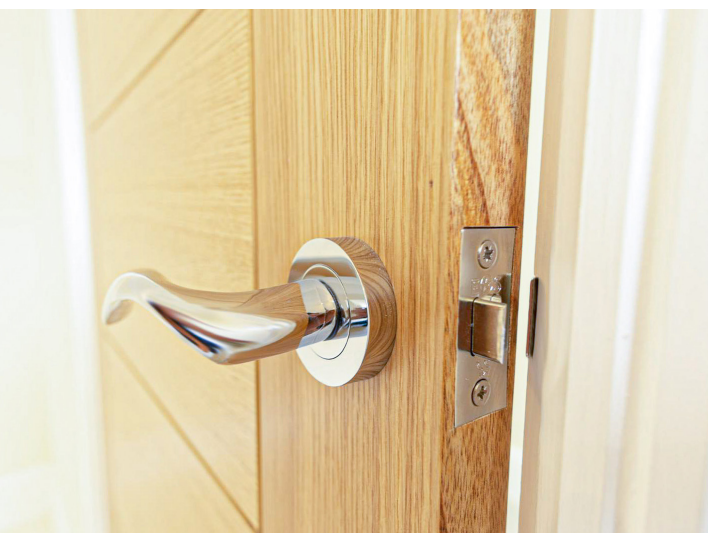
We are proud to be working with Ardent Homes to deliver this stunning development of 3 executive, detached homes. All homes will be fitted with an Air Source Heat Pump which will power a highly efficient underfloor heating system, and alleviate the need for an LPG or Oil fuel supply. Plot 1 fronts onto Walcott High Street but is accessed via The Drift. A spacious gravel driveway is accessed through a private gated entrance, leading to a double, detached garage, benefitting from electric, remote control doors. The drive forks round the left, providing additional parking before leading to the front entrance. A CCTV system, an intruder alarm and PIR sensor lighting have all been installed as standard for added security. Additional, switch controlled lighting has also been installed around the entire perimeter for the building. The front entrance opens into a spacious hallway with an oak floor, leading to a spacious lounge, 5th bedroom/study, ground floor shower room and an open plan kitchen diner lounge which boasts a triple set of bifold doors which opens out onto the rear patio. A separate utility room is also accessed from the kitchen. The kitchen has been designed to an extremely high specification with a double oven, induction hob, dishwasher, solid quartz worksurfaces with an undermounted sink, a boiling water tap and additional head-height storage units specifically designed to house a large American style fridge freezer.

The first floor benefits from four additional double bedrooms. The 24ft Master suite is stylishly sectioned into a bedroom, dressing room and four piece en-suite bathroom with his and hers sinks, fitted within a contemporary wall-to-wall vanity unit. A 3-piece en-suite shower room accompanies the second bedroom whilst a spacious, four-piece family bathroom serves bedrooms three and four. All wet rooms on the first floor have been fitted with motion sensor night lights which automatically turn on when entering the bathroom after dark. The lounge, stairs, first floor landing and bedroom floor coverings are to be decided by the purchaser. The cost of the chosen floor coverings is included in the asking price, within a pre-set budget.

The property is covered by a 10 year Quadrant New Build Warranty, which is also accompanied by a 2 year builders guarantee which runs in conjunction with the warranty for the first two years. We'd like to stress that all floor coverings are paid for by the developer, but have not yet been installed to allow the purchaser an opportunity to customise their flooring.

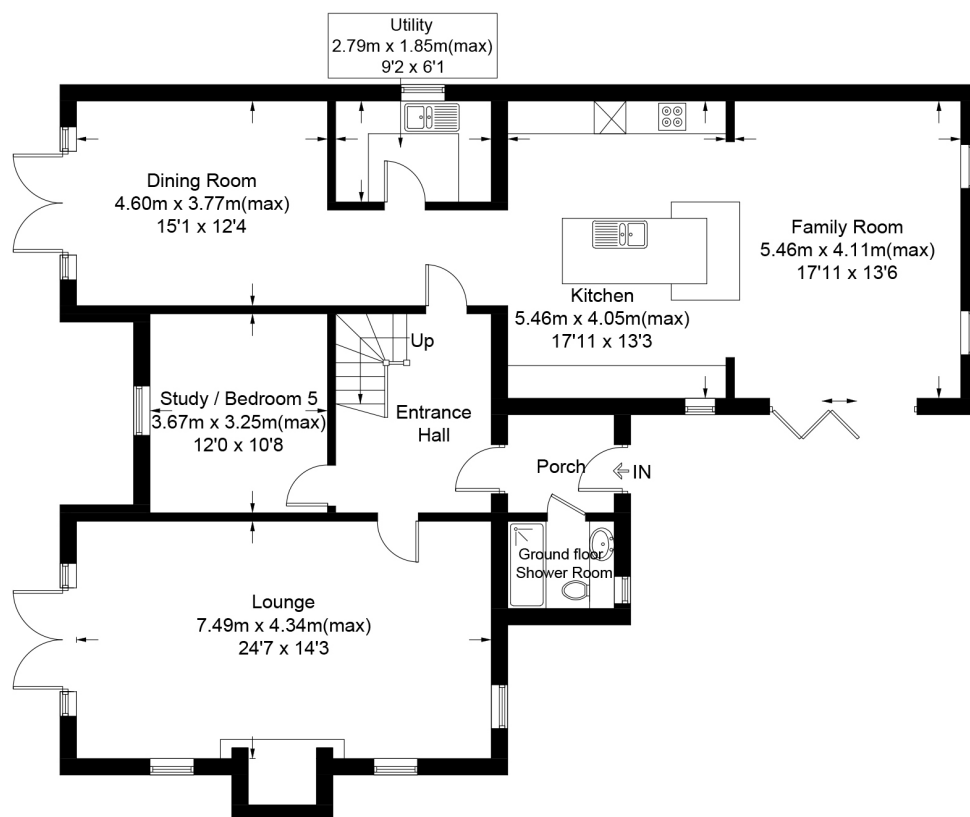




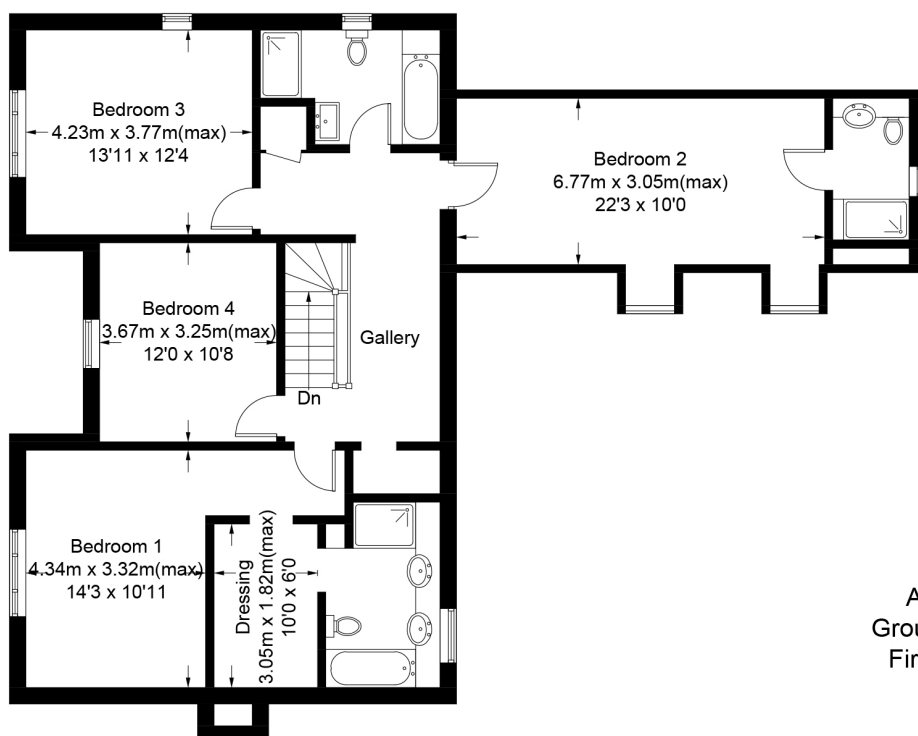


# Floor Plan and Room Sizes

## Ground Floor



## First Floor

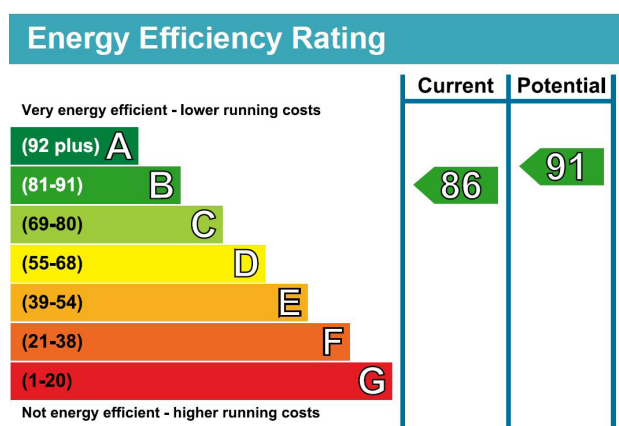


Approximate Gross Internal Area  
 Ground Floor = 143.9 sq m / 1549 sq ft  
 First Floor = 113.8 sq m / 1225 sq ft  
 Total = 257.7 sq m / 2774 sq ft





## EPC Rating



## Location



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a moving experience