

47 Hall Lane, Walton, LE17 5RP



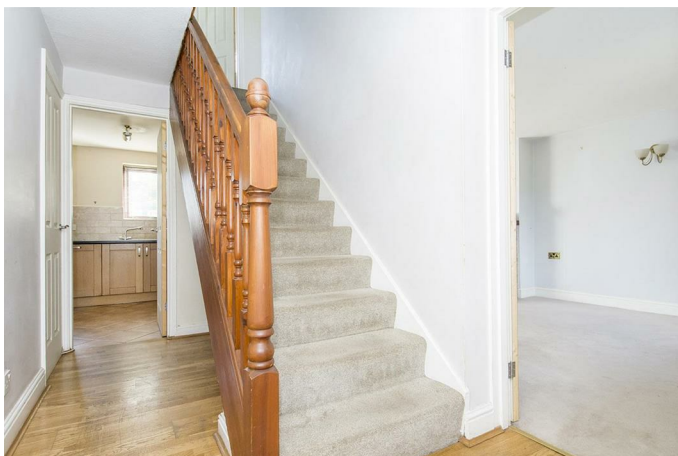
£350,000

Located in the picturesque village of Walton, this charming four-bedroom semi-detached house offers a wonderful opportunity for those seeking to create their ideal home. Set on the edge of the village, the property boasts stunning rural views to both the front and side, providing a tranquil retreat while still being conveniently close to local amenities. As you step inside, you are greeted by a welcoming porch that leads into a spacious hall. The heart of the home is undoubtedly the breakfast kitchen, which is equipped with a Rangemaster oven, making it a delight for any culinary enthusiast. Adjacent to the kitchen, the separate dining room serves as an excellent space for family meals and entertaining guests. The living room, featuring a delightful woodburning stove, creates a cosy atmosphere, and the French doors open directly into the garden, allowing for a seamless indoor-outdoor experience. Upstairs, the master bedroom is a true sanctuary, complete with built-in wardrobes and an en-suite shower room for added privacy and convenience. Three additional double bedrooms provide ample space for family or guests, with one also featuring built-in wardrobes. The family bathroom is well-appointed, featuring a shower over the bath for versatility. The private garden is mainly laid to lawn, complemented by a paved patio area, making it perfect for outdoor gatherings and relaxation. Double gates to the side of the property offer easy access to parking, accommodating a campervan, caravan, and up to three vehicles. Offered with no upward chain, this property is a blank canvas, ready for you to enhance and personalise to your taste. Early viewing is highly recommended to fully appreciate the potential this delightful home has to offer.

Porch 5'6" x 2'8" (1.68m x 0.81m)

Enter via a UPVC front door with side window into this useful porch which has quarry floor tiles.

Hall



Enter into this spacious hall via a composite door where you will find laminate flooring, a storage cupboard and the stairs rise to the first floor.

Dining Kitchen 17'8" x 9'2" (5.38m x 2.79m)



Fitted with a wide range of cabinets with complimenting surfaces. Stainless steel sink unit with mixer taps. Rangemaster oven with induction hob and extractor canopy over. Integrated dishwasher, washing machine, tumble dryer and fridge-freezer. Ceramic floor tiles. Window to the rear aspect and a door gives direct access to the outside. There is ample room for a breakfast table to enjoy family meals together.

Dining Kitchen (Photo Two)



Lounge 23'7" x 11'8" (7.19m x 3.56m)



The spacious front to back lounge has a brick fireplace housing a wood burning stove, window to the front aspect and a set of French doors opening into the garden.

Dining Room 13'10" x 11'5" (4.22m x 3.48m)



The perfect space to entertain friends and family. Dado rail and window to the front aspect.

Dining Room (PhotoTwo)



Landing



There is a useful linen storage cupboard that has the benefit of having a radiator and shelving. The loft is accessed via a loft hatch which has power and light.

Bedroom One 14' x 8'8" (4.27m x 2.64m)



A double bedroom with built-in wardrobes and a window to the front aspect enjoying rural views.

En-suite 8'9" x 2'8" (2.67m x 0.81m)



Fitted with a low level WC , wall hung wash hand basin and a shower cubicle. Ceramic wall tiles and laminate flooring.

Bedroom Two 15'4" x 10'11" (4.67m x 3.33m)



A double bedroom with built-in wardrobes and dual aspect window to the front enjoying rural views.

Lounge (Photo Two)



Bedroom Three 13 x 10'11" (3.96m x 3.33m)



A double bedroom with a window to the rear aspect overlooking the garden.

Bedroom Four 11'8" x 9'4" (3.56m x 2.84m)



A double bedroom with a window to the front aspect enjoying rural views.

Bathroom 5'7" x 9'6" (1.70m x 2.90m)



Fitted with a low level WC, pedestal wash hand basin, corner bath with an electric shower over. Ceramic wall and floor tiles. Two obscured glazed windows to the rear aspect.

Bathroom (Photo Two)



Garden



The garden is mainly laid to lawn with a paved patio seating area. there is a gate to the rear of the garden and to the side there is a set of double gates that provide extra parking for a campervan or caravan.

Garden (Photo Two)



Rural Views to the Side



Rear Aspect



Outside & Parking

The block paved driveway provides ample off road parking for up to three vehicles.

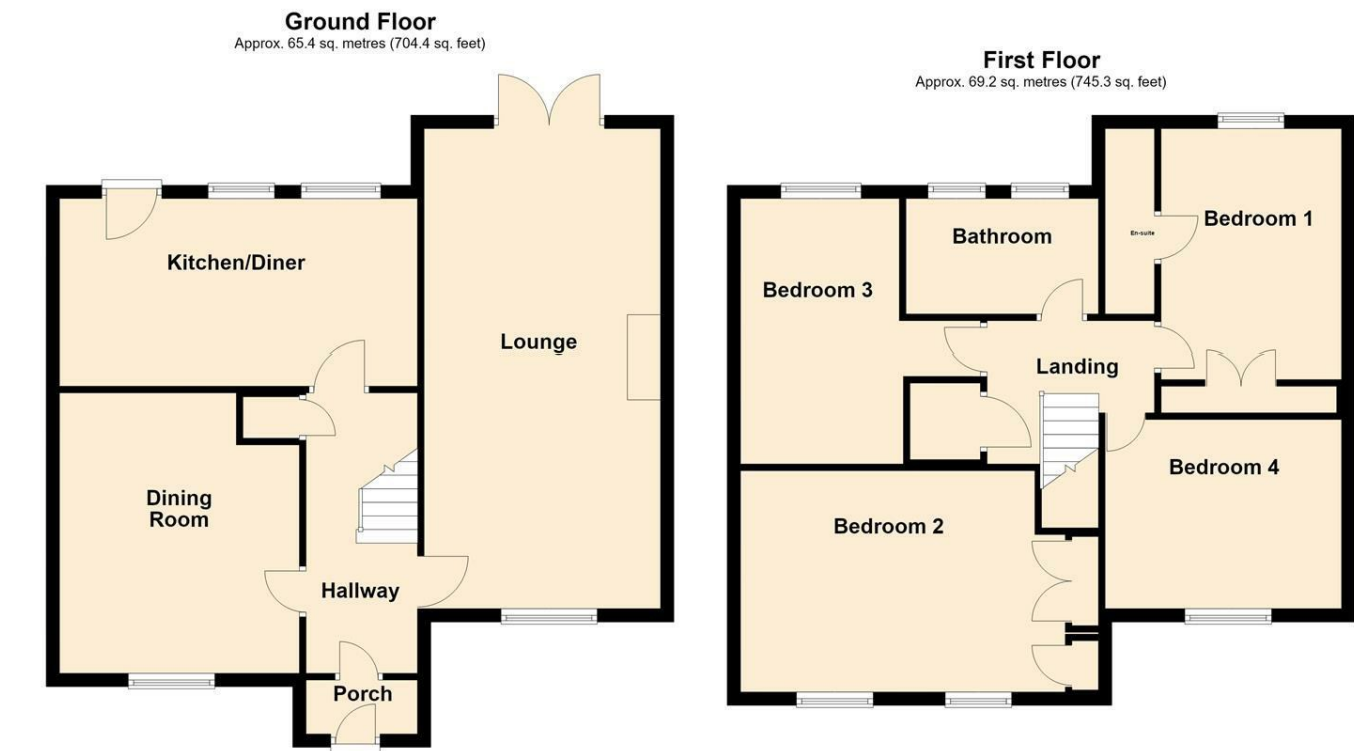
Note for Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Rural Views to the Front

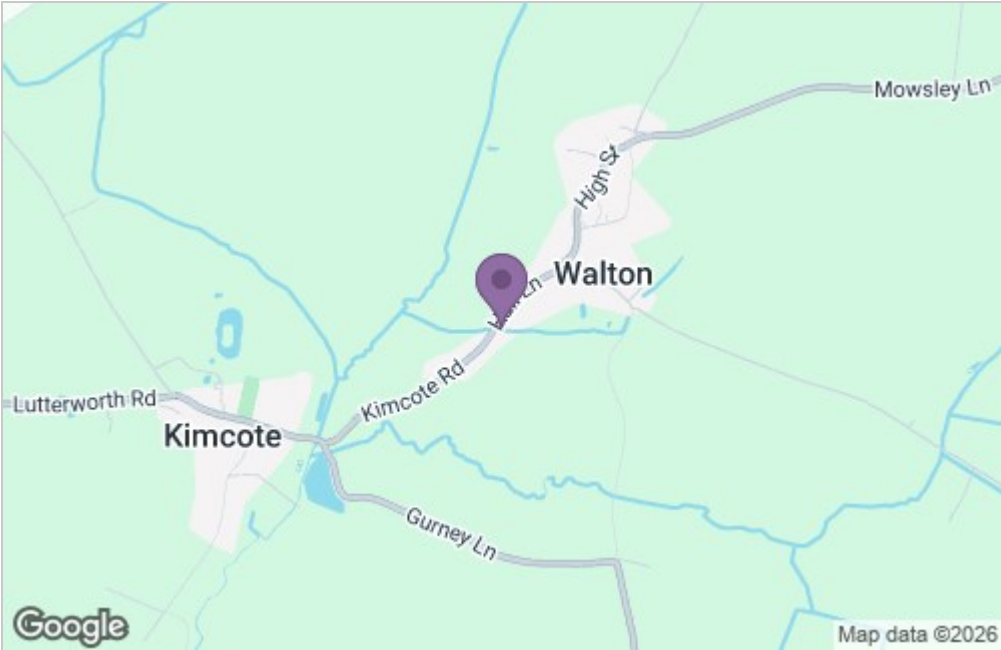


Floor Plan

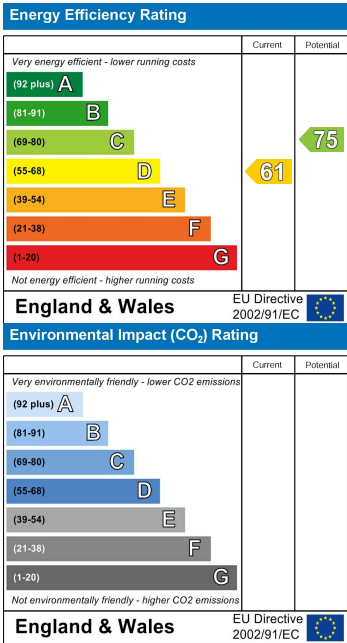


Total area: approx. 134.7 sq. metres (1449.7 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise