



## 4 Wrays Yard, Off School Road Nocton, Lincoln, LN4 2BJ

**£670,000**

We are delighted to offer for sale this executive four bedroom detached family home in the rural village of Nocton, located to the South of the Cathedral City of Lincoln. Situated on a small, exclusive development of four properties and having had just one loving owner since being newly built, the spacious accommodation comprises of a welcoming Entrance Hall, Lounge with log burner in an Inglenook fireplace, Dining Room, Study, Kitchen/Diner, Utility Room, Galleried Landing, four well-proportioned Double Bedrooms, En-Suite Shower Room and Dressing Room to the Master Bedroom and a modern four piece Family Bathroom. Outside there is a gated block paved driveway, detached Double Garage and large mature gardens to all sides. Viewing of the property is essential to appreciate the accommodation on offer.





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**SERVICES**

Mains electricity, water and drainage. Oil central heating.

**EPC RATING – D**

**COUNCIL TAX BAND – F**

**LOCAL AUTHORITY -** North Kesteven District Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

**LOCATION**

Nocton is a pleasant rural village which is located approximately 8 miles South-East of Lincoln. The village has a Church, post office, the recently constructed Ripon Arms social club and local community primary school. There is further local secondary schooling in nearby Branston, Ruskington and Sleaford. There is a regular bus route through the village and a railway station at nearby Metheringham.





## DIRECTIONS

Head out of Lincoln on the B1188 and pass through the village of Branston. Continue along for some time, turn left onto Wellhead Lane and proceed into the village of Nocton. Turn right at the junction, then left onto School Road and then turn right onto Wrays Yard where the property is located.

## ACCOMMODATION

### HALL

An impressive entrance hallway with staircase to First Floor, understairs storage cupboard, wood-effect flooring and radiator.

### LOUNGE

25' 10" x 13' 3" (7.88m x 4.06m), with double glazed bay window to the front aspect, double glazed windows to the side and rear aspects, two radiators and a log burner set within an impressive Inglenook fireplace.

### DINING ROOM

15' 11" x 11' 11" (4.86m x 3.64m), with double glazed French doors to the rear garden, double glazed windows to the side aspect, wood-effect flooring and radiator.

### STUDY

7' 11" x 13' 0" (2.43m x 3.97m), with double glazed window to the rear aspect, a range of built-in office furniture including desk, shelving and cupboards, wood-effect flooring and radiator.

### CLOAKROOM/WC

With pedestal wash hand basin, close coupled WC, double glazed window to the side aspect, tiled flooring, tiled splashbacks and chrome towel radiator.

### KITCHEN/DINER

22' 8" x 10' 11" (6.93m x 3.33m), fitted with a range of wall and base units with work surfaces over, Belfast sink with mixer tap over, space for Range cooker with extractor fan over, integrated dishwasher, two integrated fridges, tiled flooring, spotlights, stylish tall radiator, double glazed window to the front aspect and three double glazed windows to the side aspects.

### UTILITY ROOM

7' 9" x 7' 4" (2.37m x 2.25m), fitted with a range of storage cupboards, oil-fired central heating boiler, tiled flooring, double glazed window to the front aspect and stable door to the side aspect.

### GALLERIED LANDING

With double glazed window to the front aspect, airing cupboard, radiator and loft access point.

### BEDROOM 1

16' 5" x 11' 11" (5.02m x 3.64m), with impressive double glazed floor to ceiling picture window to the rear aspect and radiator.

### DRESSING ROOM

10' 9" x 8' 11" (3.30m x 2.72m), with double glazed window to the rear aspect.







#### EN SUITE SHOWER ROOM

10' 9" x 4' 0" (3.29m x 1.23 m), fitted with a three piece suite comprising of shower cubicle with electric shower, pedestal wash hand basin and close coupled WC, tiled flooring, tiled splashbacks, towel radiator and double glazed window to the side aspect.

#### BEDROOM 2

14' 7" x 13' 3" (4.45m x 4.06m), with double glazed window to the front aspect and radiator.

#### BEDROOM 3

13' 1" x 12' 9" (3.99m x 3.89m), with double glazed window to the rear aspect and radiator.

#### BEDROOM 4

13' 0" x 10' 0" (3.98m x 3.06m), with double glazed windows to the front and side aspects and radiator.



#### BATHROOM

11' 3" x 8' 9" (3.43m x 2.68 m), fitted with a modern four piece suite comprising of freestanding bath, shower cubicle, pedestal wash hand basin and close coupled WC, tiled flooring, part-tiled walls, towel radiator, spotlights and double glazed window to the side aspect.

#### DOUBLE GARAGE

18' 0" x 17' 6" (5.51m x 5.34m), a detached Double Garage with twin up and over doors, double glazed window to the side aspect, side entrance door accessed via the garden, light, power and tap.



#### OUTSIDE

The property sits behind a picket fence with gates to the block paved driveway providing off-street parking for multiple vehicles. The property has mature wrap around gardens including areas of lawn, a raised gravelled seating area, patio seating area, pergola, flowerbeds, mature shrubs, wood store and a screened area for bin storage and oil tank.







#### WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

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#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

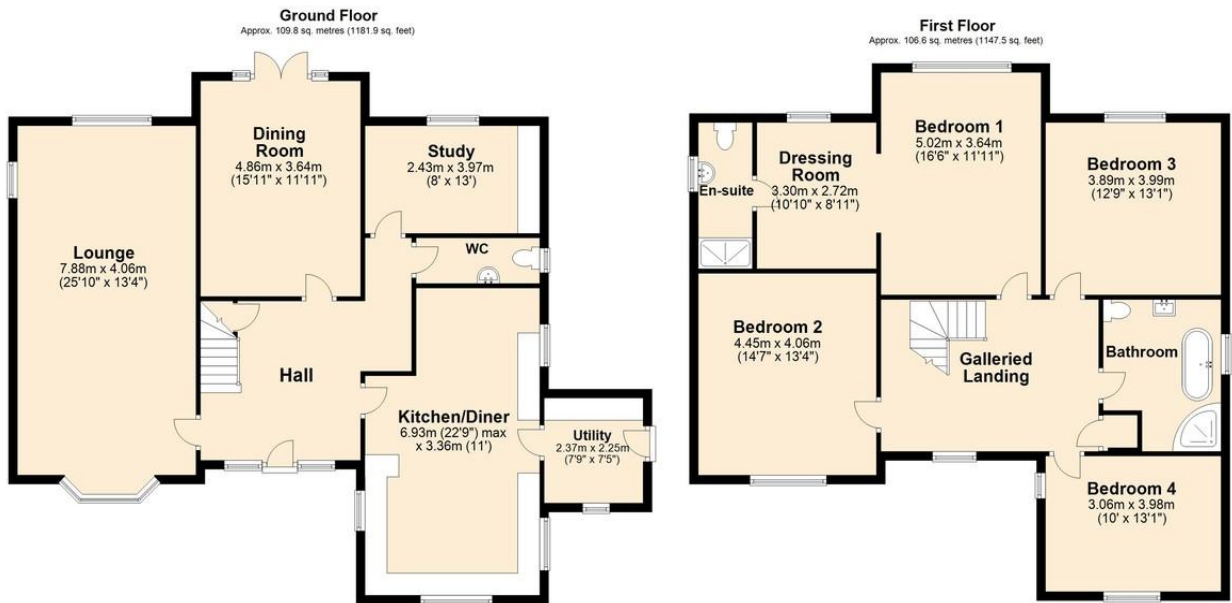
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Total area: approx. 216.4 sq. metres (2329.4 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

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