



## Oxford House, Sleaford Road, Nocton Heath, Lincoln, LN4 2AN



Book a Viewing!

**£290,000**

An excellent detached bungalow situated in a non-estate position and within close proximity to neighbouring villages of Bracebridge Heath, Waddington and Metherringham. The property has been renovated to a high standard by Homes by Stirlin and offers spacious living accommodation to briefly comprise of Approx. 22ft Open Plan Dining Kitchen, Utility Room, Cloakroom, spacious Lounge Diner and Inner Hallway leading to Three good-sized Bedrooms, En-suite to Master Bedroom and Family Bathroom. Outside the property is situated on a large plot with open countryside views. To the front there is a garage and driveway providing off road parking for vehicles. Viewing of the property is highly recommended to appreciate the spacious and well presented living accommodation available.







#### **SERVICES**

LPG gas central heating. Mains Water and Electricity.  
Drainage to private septic tank.

**EPC RATING** – C.

**COUNCIL TAX BAND** – TBC .

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

**TENURE** - Freehold.

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

#### **LOCATION**

The property is situated in this rural location and situated on the A15 Sleaford Road. Nocton is a pleasant village which is located south east of Lincoln. The village has a small post office, village hall and local community primary school. There is further local primary schooling available in the nearby villages of Metheringham, Potterhanworth and Dunston.



## DIRECTIONS

Heading out of Lincoln on the A15, proceeding up Canwick Hill and the B1188, at the junction turn right towards Bracebridge Heath onto the B1131 and continue along this road taking you into Bracebridge Heath. Turn left at the traffic lights onto London Road eventually taking you onto Sleaford Road and out of the village. Continue along the A15 Sleaford Road, passing RAF Waddington and heading towards Metherringham, where the property can be located on the right hand side.

## ACCOMMODATION

### KITCHEN DINER

22' 9" x 12' 4" (6.93m x 3.76m), fitted with a range of quality wall units, base units and drawers with work surfaces over, central island, fitted double Hotpoint oven, Induction Hob and extractor fan, integral dishwasher, fridge and freezer, inset spotlights, part tiled surround, two radiators, TV point, Four UPVC windows to the side elevation, UPVC window to the rear elevation and side entrance door.

### UTILITY ROOM

8' 8" x 6' 0" (2.64m x 1.83m), with fitted base and tall cupboard, work surface, radiator, circular sink and part tiled surround.

### CLOAKROOM

With WC, wash hand basin with vanity cupboard, inset spotlights, extractor fan and radiator.

### LOUNGE DINER

27' 7" x 11' 11" (8.41m x 3.63m), with two UPVC windows to the side elevation, UPVC window to the front elevation and two radiators.

### INNER HALLWAY

With airing cupboard and hot water cylinder and access to the roof void with a drop down ladder.

### BEDROOM 1

13' 3" x 10' 9" (4.04m x 3.28m), with UPVC window to the rear elevation with open views, radiator and TV point.

### EN-SUITE

With suite to comprise of large walk-in shower cubicle, WC, wash basin and vanity unit, towel radiator, shaver point and UPVC window to the side elevation.

### BEDROOM 2

14' 6" x 12' 0" (4.42m x 3.66m), with UPVC window to the side elevation, radiator and TV point.







### BEDROOM 3

12' 0" x 11' 7" (3.66m x 3.53m), with UPVC window to the side elevation, radiator and TV point.

### BATHROOM

9' 9" x 8' 10" (2.97m x 2.69m), with suite to comprise of bath with shower attachment, fitted shower cubicle, WC and wash hand basin with vanity unit, towel radiator, shaver point, inset spotlights and UPVC window to the side elevation.

### OUTSIDE

The property is situated on an extensive plot with lawned gardens to the side and rear with open countryside views. To the front of the property there is a gravelled driveway providing off road parking for vehicles and access to the Garage.

### GARAGE

15' 10" x 13' 4" (4.83m x 4.06m), with up and over door, side entrance door and gas central heating boiler.



#### WEBSITE

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#### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co 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 then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then 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.

#### BUYING YOUR HOME

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

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### 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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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### Ground Floor

Approx. 145.1 sq. metres (1561.8 sq. feet)



Total area: approx. 145.1 sq. metres (1561.8 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.







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**01673 847487**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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