



## 25 Nocton Drive

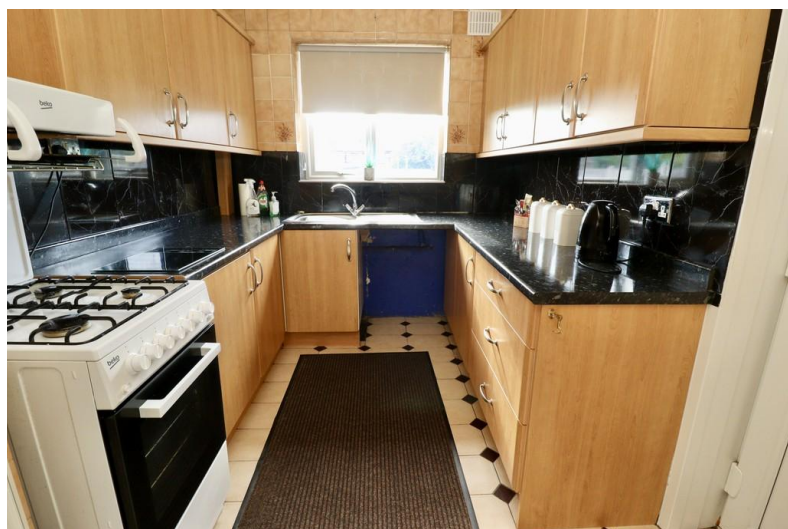
Lincoln, LN2 2AG



Book a Viewing!

**£155,000**

A Two Bedroom End Terraced House situated on a generous plot in this convenient location, to the North of the Cathedral City of Lincoln. The property has well-presented accommodation comprising of Porch, Hall, Lounge/Diner, fitted Kitchen, Side Lobby, Store Room and a First Floor Landing leading to two Double Bedrooms and a modern Shower Room. To the front of the property there is a paved garden and gated driveway. To the rear there is a generous enclosed garden. Viewing of this property is highly recommended. NO CHAIN.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – A.**

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Freehold.

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

#### **LOCATION**

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.





## ACCOMMODATION

### PORCH

With double glazed windows to the front and side aspects.

### HALL

With staircase to the first floor, double glazed windows to the side aspect and radiator.

### LOUNGE/DINER

19' 10" x 10' 11" (6.07m x 3.34m) With double glazed windows to the front aspect, double glazed French doors to the rear garden, gas fire set within a feature fireplace and radiator.



### KITCHEN

12' 1" x 7' 4" (3.69m x 2.25m) Fitted with a range of wall and base units with work surface over, stainless steel sink with side drainer and mixer tap over, spaces for cooker, washing machine and fridge, tiled flooring and splashbacks, door to the side porch and double glazed window to the rear aspect.

### SIDE PORCH

With doors to the front and rear aspects.

### STORE ROOM

10' 2" x 5' 1" (3.11m x 1.55m) With shelving, light and power.



### FIRST FLOOR LANDING

With double glazed window to the side aspect.

### BEDROOM 1

17' 4" x 8' 11" (5.29m x 2.74m) With double glazed windows to the front aspect and radiator.

### BEDROOM 2

10' 2" x 9' 4" (3.11m x 2.85m) With double glazed window to the rear aspect, cupboard housing the gas fired central heating boiler and radiator.

### SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and wall mounted wash hand basin, tiled walls, chrome towel radiator and two double glazed windows to the rear aspect.

### OUTSIDE

To the front of the property there is a paved garden and a gated driveway providing off street parking. To the rear there is a generous enclosed garden which is laid mainly to lawn with a patio seating area, flowerbeds, mature shrubs, shed and green house.

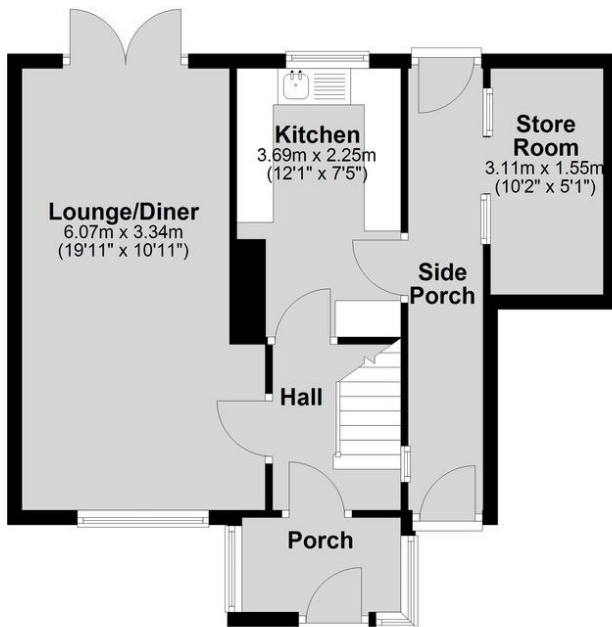






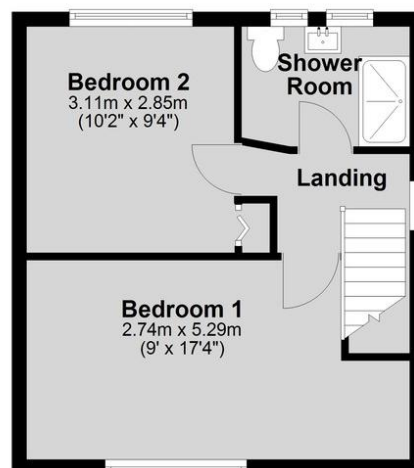
### Ground Floor

Approx. 46.5 sq. metres (500.9 sq. feet)



### First Floor

Approx. 31.3 sq. metres (337.3 sq. feet)



Total area: approx. 77.9 sq. metres (838.2 sq. feet)

#### 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, Bird & 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, J Walter and Calum Lyman 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.

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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

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

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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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