



15 Parklands Avenue  
Nocton

MOUNT & MINSTER







A beautifully presented and spacious executive-style home surrounded by its own private gardens located in a popular village.

- Detached Dwelling
- 5 Double bedrooms
- 4 Reception Rooms
  - Two en suites
- Triple Garage with Workshop
  - Popular Village
- Ample off road parking
  - Extensive garden



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## DESCRIPTION

This detached executive home is set within its own 360 degree gardens with extensive and well presented living accommodation throughout. This 5 bedroom property was built in 2007 and offers bright and airy accommodation with a well considered layout ideal for family life. The property also offers a substantial triple garage with workroom and private driveway with additional parking for multiple vehicles with an electric charging point. The substantial garden also offers further development potential if desired subject to the appropriate consents.

## LOCATION

Nocton is a popular and tranquil village in a conservation area conveniently located a mere 7 miles south east of the Cathedral City 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 with an additional primary school located in the neighbouring village of Dunston. There are also regular bus routes through the village and a railway station at nearby Metheringham.

The historic city of Lincoln northwest of Nocton and offers a range of amenities including shops, restaurants, schools, a university the historic Cathedral Quarter and beautiful Bailgate areas. The well-respected Minster and St Mary's private schools are situated in Uphill Lincoln. Lincoln train station has a direct train to London (Kings Cross from 120 minutes).

## ACCOMMODATION

### Entrance hall

A bright and spacious reception hall, wooden flooring, ceiling light, storage cupboard, stairs rising to first floor landing.

### Kitchen

16'6" x 13'5" (5.03m x 4.09m)

Tiled flooring, range of wall and base units with granite work surfaces over, ceramic sink and drainer, tiled splashbacks, central island unit with hob and extractor above, double glazed uPVC double glazed window to side overlooking the garden, recessed ceiling lights, integrated appliances include dishwasher and double oven, space for free standing fridge freezer.

### Utility Room

5'10" x 9'10" (1.78 x 3.00)

Tiled floor, dual aspect uPVC double glazed window, ceiling light, tiled splashbacks, wall and base units, granite worktop over, stainless steel sink and drainer, boiler, space and plumbing for washing machine.

### Downstairs WC

Tiled floor, low level WC, pedestal wash hand basin, tiled splashback, ceiling light.

### Dining Room

10'3" x 12'8" (3.12m x 3.86m)

Wooden flooring, dual aspect uPVC double glazed windows, ceiling light, radiator.

### Sitting room

11'5" x 12'7" (3.48 x 3.84)

Carpet, uPVC double glazed window to front, ceiling light, radiator.

### Study Area

8'8" x 10'8" (2.64m x 3.25m)

Carpet, radiator, ceiling light, pedestrian access door to garage.







### Living Room

16'11" x 22'3" (5.16m x 6.78m)

Carpet, full length uPVC double glazed windows with French doors leading out into the garden, feature sandstone fireplace and hearth with electric fire, ceiling lights, radiator.

### Landing

Carpet, airing cupboard, ceiling light.

### Master Suite

13'1" 25'2" (3.99 7.68)

Carpet, twin Velux windows, uPVC double glazed window to side, ceiling light, radiator.

### Dressing room

Carpet, uPVC double glazed window to side, additional Velux window, built-in double wardrobes.

### Ensuite

8'4" x 8'10" (2.54m x 2.69m)

Tiled flooring, sink in vanity unit, fully tiled, corner shower cubicle with mains shower, Velux windows to roof space, wall mounted toilet, recessed ceiling lights, extractor, wall mounted radiator.

### Bedroom Two

15'4" x 14'11" (4.67m x 4.55m)

Carpet uPVC double glazed window with views out over the rear garden, ceiling light, double integrated wardrobe, additional storage cupboard, radiator.

### Ensuite

8'7" x 7'3" (2.62 x 2.21)

Vinyl floor, part-tiled walls with down-lights and suite to include tiled shower, w.c. and sink.

### Bedroom Three

14'6" x 16'7" (4.42m x 5.05m)

Carpet, uPVC double glazed windows looking out over the front garden, storage cupboard and central pendant light fixture.

### Bedroom Four

22'0" x 9'7" (6.71m x 2.92m)

Carpet, ceiling light, uPVC double glazed window looking out over the front garden, built in double wardrobes, and further built in storage cupboard.

### Bedroom Five

14'1" x 13'9" (4.29m x 4.19m)

Carpet, ceiling lights, built in storage cupboard, uPVC double glazed dual aspect windows.

### Family Bathroom

9'3" x 12'10" (2.82m x 3.91m)

Lino flooring, fully tiled, recessed ceiling lights, bath with hand held shower attachments, fully tiled shower cubicle with mains shower over, uPVC double glazed window, sink in vanity unit, low level WC, extractor.

### OUTSIDE

This impressive property is accessed via a brick block driveway that leads up to a triple garage. The wrap around garden is primarily laid to lawn with matures tree and hedged boundaries, with the addition of a gazebo which is a delightful space to sit and enjoy alfresco dining and the garden beyond. The garden also benefits from a garden shed with mains electricity for additional storage and plant cultivation.





The garage enjoys three up-and-over doors, concrete floors, lighting and electrical sockets. There is scope to convert part of the garage and integrate it into the main living accommodation.

The gardens that surround the main dwelling are laid mainly to lawn with attractive flower beds, trees and shrubs.

**SERVICES**

The property is centrally heated throughout (oil) with mains water, electricity and drainage. The agents have not tested the services and prospective purchasers are encouraged to satisfy themselves that all services and appliances included in the sale are in working order.

**ENERGY PERFORMANCE CERTIFICATE**

EPC Rating: C

**COUNCIL TAX BAND**

Band: G  
North Kesteven District Council

**TENURE**

Freehold with vacant possession on completion.

**METHOD OF SALE**

The property is offered for sale by Private Treaty.

**PARTICULARS**

Drafted and photographs taken following clients' instructions of September 2024

**VIEWING**

By prior arrangement with the Sole Agents (01522 716204).

**ADDITIONAL INFORMATION**

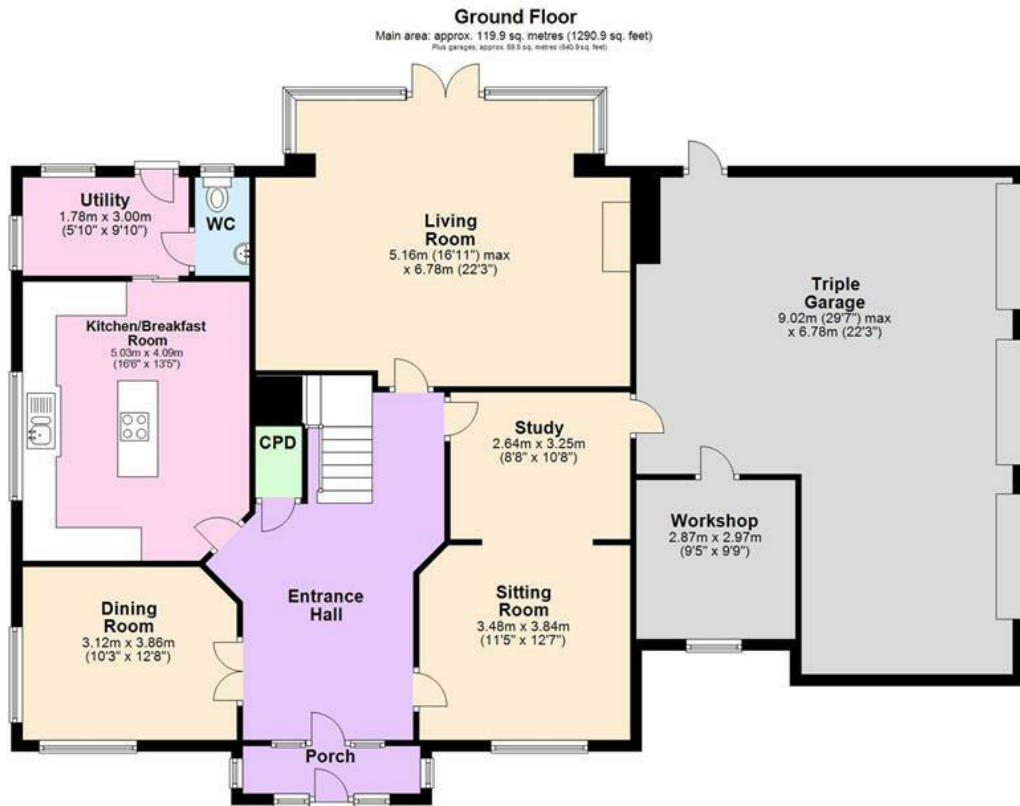
For further details, please contact Mount & Minster:

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Main area: Approx. 279.4 sq. metres (3006.9 sq. feet)  
Plus garages, approx. 59.5 sq. metres (640.9 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.  
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**15 Parklands Avenue, Nocton**

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