



- Impressive Detached Family Home
- Picturesque Village Location
- Executive Development
- 4 Double Bedrooms
- Immaculately Presented Throughout
- Spacious Living Accommodation
- Approx 2,686 Sq Ft
- Beautiful South/West Facing Garden

Wrays Yard , School Road, Nocton, LN4 2BJ,
£670,000





Starkey&Brown are delighted to offer for sale this executive detached family home located within courtyard development of only four properties within the picturesque village of Nocton, only seven miles from Lincoln. This individual family home was built in 1999 by reputable local builders Stonewell Homes and has spacious and immaculately presented accommodation which briefly comprises; reception hallway, ground floor wc, home office, 27'3 sitting room with feature fireplace, 15'10 dining room, 22'8 kitchen diner and utility. To the first floor there is an impressive galleried landing, four very well proportioned double bedrooms, large dressing room and ensuite to master bedroom, and a separate family bathroom. Outside the property stands upon a beautifully maintained and generous sized plot, which includes a large driveway, double garage and established gardens which predominantly face south and west. In the agents opinion viewing of this property is considered essential in order for it to be fully appreciated. Council tax band: F. Freehold.



Reception Hallway

Having front entrance door, laminate wood effect flooring, feature exposed brick wall, stairs rising to first floor and understairs storage.

Ground Floor WC

Having low level WC, pedestal hand wash basin with tiled splash backs, ceramic tiled floor and heated towel rail.

Home Office

13' 1" x 8' 0" (3.98m x 2.44m)

Having fitted workstation comprising desk with complimentary storage units and shelving, laminate wood effect flooring and radiator.

Sitting Room

27' 3" into bay x 13' 4" (8.30m x 4.06m)

Having bay window to front aspect, feature cast-iron log burner fireplace with flagstone hearth and attractive brick built surround/chimney breast, 2 radiators, coved ceiling and wall lights.

Dining Room

15' 10" x 12' 0" (4.82m x 3.65m)

Having laminate wood effect flooring, radiator, picture rail and French doors leading onto paved patio area.

Kitchen Diner

22' 8" max x 13' 1" (6.90m x 3.98m)

Having a range of matching wall and base units, quartz work surfacing with matching upstands, deep Butler style sink unit with mixer taps over, Belling Classic cooking range with Belling cooker hood over, integral dishwasher, 2 integral fridges, feature exposed brick wall, wood effect ceramic tiled flooring, contemporary style vertical radiator and LED downlights.

Utility

7' 10" x 7' 6" (2.39m x 2.28m)

Having cupboard with space and plumbing for concealed washing machine, additional storage cupboard, wood effect ceramic tiled flooring, radiator, LED downlights and composite door leading to side.

Galleried First Floor Landing

Having large gallery overlooking the reception hallway, radiator, airing cupboard housing hot water cylinder and access to loft.

Master Bedroom

15' 10" x 21' 3" into dressing area (4.82m x 6.47m)

Having large feature window to rear aspect, radiator and archway leading into:

Large Dressing Room/Walk-In Wardrobe Area

With additional radiator.

En-Suite

Having 3 piece suite comprising double tiled shower cubicle with electric shower appliance, pedestal wash hand basin with tiled splash backs, low level WC, ceramic tiled floor heated towel rail and extractor.

Bedroom 2

14' 7" x 13' 3" (4.44m x 4.04m)

Having radiator.

Bedroom 3

13' 1" x 12' 10" (3.98m x 3.91m)

Having radiator.

Bedroom 4

13' 1" x 10' 0" (3.98m x 3.05m)

Having radiator.

Family Bathroom

Having luxury 4 piece suite comprising corner tiled shower cubicle with mains fed shower, freestanding roll edge bath with mixer taps and handheld shower attachment over, pedestal wash hand basin, low level WC, ceramic tiled floor, part tiled walls, LED downlights and extractor.

Outside Front

To the front of the property there are double wooden gates gives access to block paved driveway and turning area with space for several vehicles, well maintained and established gardens comprising lawn with a wide variety of plants, shrubs and trees.

Double Garage

18' 10" x 17' 6" (5.74m x 5.33m)

Having twin up and over doors, power and light, pitched roof providing storage space, window to side and door leading into garden.

Outside Rear

To the rear of the property there are immaculately presented south/west-facing garden areas which is predominantly enclosed by stone and brick walls and comprise well maintained lawned areas boarded by a wide variety of flowers, plants, shrubs and trees, paved patio area, raised gravelled garden area, 2 pergolas, outside lighting, gated storage area to rear of garage suitable for bin storage.





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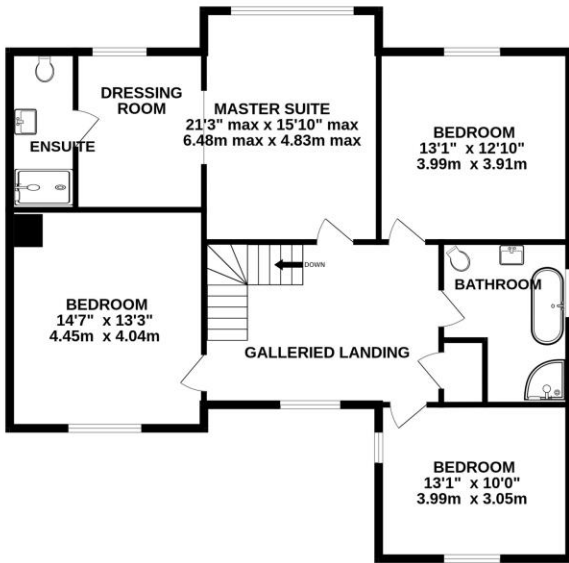
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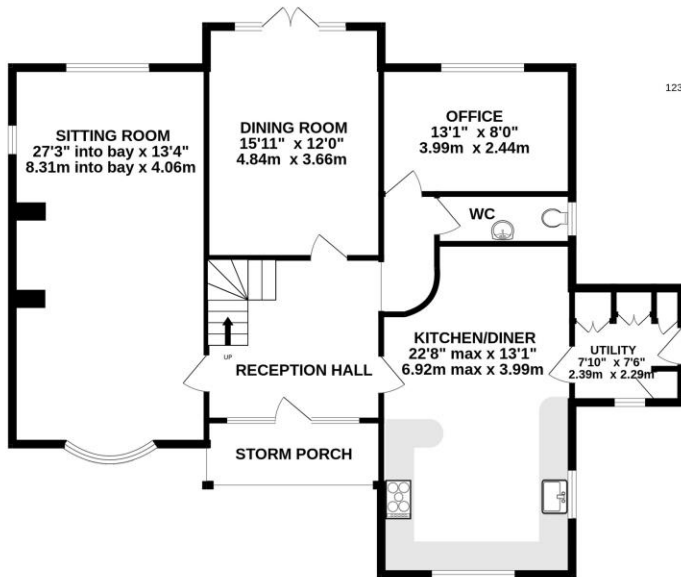


1ST FLOOR
1120 sq.ft. (104.0 sq.m.) approx.

TOTAL FLOOR AREA : 2686 sq.ft. (249.5 sq.m.) approx.

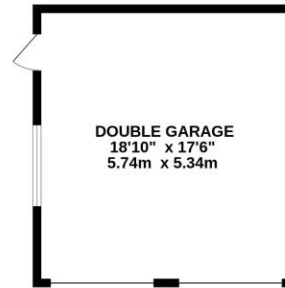
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GROUND FLOOR
1236 sq.ft. (114.8 sq.m.) approx.

DOUBLE GARAGE
330 sq.ft. (30.7 sq.m.) approx.



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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