



- Extended Family Home
- Semi-Detached
- 4 Double Bedrooms
- Generous Field Views

- Immaculately Presented Throughout
- Landscaped Garden
- Driveway, Garage/Utility
- NO ONWARD CHAIN!

Rostrop Road, Nocton, LN4 2BT,
£375,000





Offered for sale with no onward chain is this 4 double bedroom extended family home. Situated within the old RAF offices houses in Nocton the property is a semi-detached property with spacious living accommodation. Measuring over 1500 sq ft the property occupies 2 floors. The ground floor comprises of a kitchen opening out into dining room, leading into a cosy lounge with French doors leading to rear garden. Additional benefits of the ground floor includes a welcoming entrance hall, downstairs WC and a conservatory overlooking the rear garden. The garage measuring 20'7" x 12'5" and is currently utilised as a large utility space but could easily be converted back to a garage. Rising to the first floor are 4 double bedrooms, all which benefit from the use of a recently upgraded shower room with walk-in shower and vanity unit. Positioned in the centre of the bedrooms is a large study area which has potential to be developed into a fifth bedroom. The property enjoys a generous sized plot which has been landscaped 4 years ago to create a family friendly garden with large patio seating area and is enclosed with fenced perimeters and a timber built garden shed and an allotment area. To the front of the property there is off street parking and a presentable front garden. The home also benefits from oil central heating with a recently updated oil tank 2 years ago. Further benefits to the property includes hardwired CCTV, all lights being LED's and partial upgrades to the uPVC double glazing done in 2022. The village of Nocton is well regarded due to it's rural location but easy access to local amenities and a primary school. There are an array of primary schools within the neighbouring villages all rated good by Ofsted. The secondary school senior students usually head to Branston, are also easy access schooling options in Sleaford and Lincoln. The property overlooks the fields owned by Nocton Estate and this provides enjoyable dog walks with a regular 2.5 miles route and paths leading through from Wasp Nest and Bardney. For further details and viewing arrangements contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Porch

Being of uPVC construction with brick base and access into:

Entrance Hall

8' 0" x 9' 2" (2.44m x 2.79m)

Having stairs rising to first floor and understairs storage cupboard. Access to:

Downstairs WC

4' 2" x 6' 0" (1.27m x 1.83m)

Having consumer unit, electric meter combined with smart meter, low level WC, vanity unit and uPVC double glazed obscured window to front aspect.

Lounge

17' 11" max x 14' 9" max (5.46m x 4.49m)

Having radiator, French doors to rear aspect leading onto rear garden and opens out into dining room.

Dining Room

10' 3" x 10' 8" (3.12m x 3.25m)

Having wood effect vinyl flooring, radiator, sliding doors leading into conservatory and opens into:

Kitchen

12' 7" x 9' 2" (3.83m x 2.79m)

Having a range of base and eye level units with counter worktops, sink and drainer unit with uPVC double glazed window giving views over the fields to the front. The kitchen itself comes with integrated dishwasher, oven (to remain), hob and extractor.

Conservatory

15' 5" x 7' 0" (4.70m x 2.13m)

Having uPVC surround with French doors leading to rear garden and an insulated roof.

Utility/Garage

20' 7" x 12' 5" (6.27m x 3.78m)

Having a standard garage door to the front currently blocked off and insulated. Personnel access to the front and the rear. Power and lighting, an array of storage units (available to remain with the property if desired for the buyers).

First Floor Landing

Having storage cupboard and access to bedrooms and bathroom.

Master Bedroom

17' 10" x 9' 8" (5.43m x 2.94m)

Having 2 built-in wardrobes, radiator and uPVC double glazed windows to rear aspect.

Bedroom 2

14' 11" x 10' 8" (4.54m x 3.25m)

Having uPVC double glazed window to rear aspect built-in wardrobes and radiator.

Bedroom 3

12' 4" x 10' 0" (3.76m x 3.05m)

Having uPVC double glazed window to rear aspect and radiator.

Bedroom 4

12' 4" x 9' 2" (3.76m x 2.79m)

Having uPVC double glazed window to rear aspect and radiator.

Study

12' 0" x 9' 1" (3.65m x 2.77m)

Having uPVC double glazed window to rear aspect, built-in wardrobe and radiator.

Shower Room

6' 1" x 8' 2" (1.85m x 2.49m)

Having walk-in shower cubicle, WC, vanity unit, heated towel rail, 2 uPVC double glazed windows to front aspect and vinyl flooring.

Outside Rear

The garden has been landscaped approximately 6 years ago and having fenced perimeters, a large patio seating area perfect for entertaining and relaxing, a timber built garden shed, allotment area, external power points and water source.

Outside Front

Having lawned garden with driveway parking.

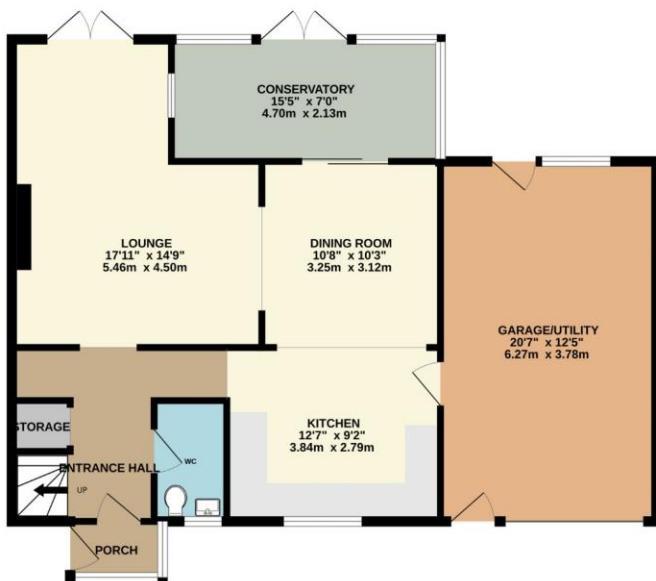
Agents Note 1

The property comes with a maintenance charge of £40 per calendar month paid to Nocton Park Limited this for maintenance of roads, lighting and amenity land which includes football pitch with nets, tennis court and children's play area. Upon purchasing the property the new buyers will become shareholders within the company.

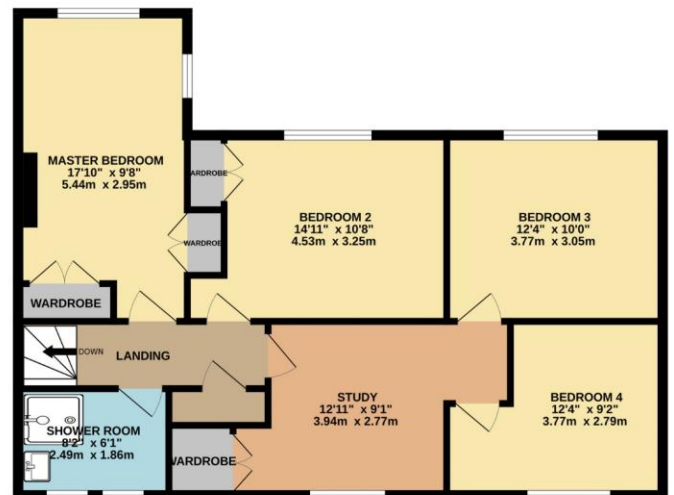




GROUND FLOOR
947 sq.ft. (87.9 sq.m.) approx.



1ST FLOOR
826 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA: 1528sq.ft. (142.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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