



**Old Ten Row Main Street, Nocton Lincoln LN4 2BH**

**welcome to**

**Old Ten Row Main Street, Nocton Lincoln**

Situated within a sought after village location with a range of amenities nearby is this characterful and spacious three bedroom cottage, boasting multiple reception rooms, generous bedrooms, front and rear gardens, garage and off road parking.





**Ground Floor**



**First Floor**

**Conservatory**

13' 7" max x 8' 11" ( 4.14m max x 2.72m )

**Additional Conservatory**

7' 4" x 6' 5" ( 2.24m x 1.96m )

**Kitchen**

11' 11" max x 7' 9" ( 3.63m max x 2.36m )

**Dining Room**

11' 11" max x 11' 11" ( 3.63m max x 3.63m )

**Lounge**

13' 1" max x 12' 3" ( 3.99m max x 3.73m )

**Rear Hall**

**Bathroom**

**First Floor Landing**

**Bedroom One**

15' 1" max incl dressing area x 11' 10" ( 4.60m max incl dressing area x 3.61m )

**Bedroom Two**

14' 9" x 9' 3" excl wardrobe ( 4.50m x 2.82m excl wardrobe )

**Bedroom Three**

12' max x 7' 8" max ( 3.66m max x 2.34m max )

**Shower Room**

**Outside**

**Agent's Note**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Old Ten Row Main Street, Nocton Lincoln

- NO ONWARD CHAIN
- BEAUTIFUL THREE BEDROOM COTTAGE
- SPACIOUS ACCOMMODATION
- MULTIPLE RECEPTION ROOMS
- SHOWER ROOM & DOWNSTAIRS BATHROOM

Tenure: Freehold EPC Rating: E

# £240,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LCR118852](http://williamhbrown.co.uk/Property/LCR118852)



Property Ref:  
LCR118852 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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