

**Khormaksar Drive, Nocton, Lincoln LN4 2DD** 

# welcome to

# **Khormaksar Drive, Nocton, Lincoln**

Situated within the sought after village of Nocton is this ground floor flat boasting modernisation throughout, allocated parking, two double bedrooms, access to communal gardens and local access to amenities and schooling nearby.













#### **Entrance Hall**

With recently installed carpet flooring (2023) and built in storage.

### Lounge

14' 6" x 10' 9" ( 4.42m x 3.28m )

With double glazed window to the rear, recently installed uPVC door and recently installed carpet flooring (2023).

### Kitchen / Diner

13' 5" x 10' (4.09m x 3.05m)

With two double glazed windows to the rear, recently installed uPVC door, a recently fitted kitchen in a range of wall and base units with work surfaces, fitted electric oven, hob, stainless steel sink and drainer, space for washing machine, electric storage heater, part tiling to the walls and laminate flooring.

### **Bedroom One**

10' 1" x 10' 2" ( 3.07m x 3.10m )

With double glazed window to the front, carpet flooring, built in storage and electric storage heater.

#### **Bedroom Two**

14' 4" x 9' (4.37m x 2.74m)

With double glazed window to the front, carpet flooring and electric storage heater.

### **Bathroom**

Recently installed with obscured double glazed window to the rear, bath with shower fitted over, wc, wash hand basin, heated towel rail, tiling to the floor, extractor fan and fully tiled to the walls.





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## **Khormaksar Drive, Nocton Lincoln**

- GUIDE PRICE £110,000 TO £120,000
- WELL PRESENTED GROUND FLOOR FLAT TWO DOUBLE BEDROOMS
- RECENTLY INSTALLED KITCHEN & BATHROOM
- ALLOCATED PARKING & COMMUNAL GARDENS
- SOUGHT AFTER VILLAGE LOCATION

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£110,000







Nocton Park Playground Holly Cl **Coogle** Map data ©2025

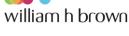
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR121067



Property Ref: LCR121067 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) and boundaries of the property and other important matters before exchange of contracts.

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent





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