



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

Council Tax Band: A Service Charge: 150.00

Ground Rent: Ask Agent

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

£107,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

LCR121067 - 0006

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