


property details **approval form**

1 Holly Close, Nocton, Lincoln, Lincolnshire, LN4 2FW

Date: 26 February 2025

Property Ref and Version: LCR122166 - 0001



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW

T 01522 534 771 **E** Lincoln@williamhbrown.co.uk

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>> **price**

£240,000

Tenure: Freehold

>> **key features**

- > WELL PRESENTED SEMI-DETACHED HOME
- > MODERN ACCOMMODATION THROUGHOUT
- > THREE GENEROUS BEDROOMS
- > UNDERFLOOR HEATING TO THE GROUND FLOOR
- > LOW MAINTENANCE FRONT & REAR GARDENS
- > DRIVEWAY PARKING & DETACHED GARAGE
- > DESIRABLE VILLAGE LOCATION
- > AMENITIES & SCHOOLING NEARBY
- > EPC Rating: C

>> **short description**

This beautifully presented and modern home is ideally located within the sought after village of Nocton. Boasting underfloor heating to the ground floor, three generous bedrooms, low maintenance gardens, driveway parking and a detached garage.

>> **long description**

Situated within the desirable village of Nocton is this modern and beautifully presented three bedroom semi-detached home, enjoying local access to village amenities such as a post office, a village hall, a primary school and a park. The property in brief comprises: entrance hall, lounge, modern fitted kitchen/diner, cloakroom wc, three generous bedrooms and a family bathroom. Outside, this property benefits from a driveway to the side providing off road parking for two cars and access to the detached garage. Alongside the driveway is a low picket fence bordered area of gravel with gated access leading to the front door with storm porch above. Gated side access leads to a fully enclosed and low maintenance rear garden which backs onto woodland with a patio area ideal for seating, a shingle area, outside lighting and outside tap. Early internal viewing is strongly recommended to appreciate this property in full.

>> **directions**

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>> **Agent Note**

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>> **room description**

Entrance Hall

With front door, tiled flooring and underfloor heating.

Lounge

14' 5" x 12' 9" (4.39m x 3.89m)

With double glazed window to the front, brick fireplace with mantle and inset electric fire, wooden flooring, underfloor heating and double doors opening to:-

Kitchen / Diner

18' 1" x 10' 10" (5.51m x 3.30m)

With double glazed window and double glazed double doors opening to the rear, a modern fitted kitchen in a range of wall and base units with work surfaces, stainless steel sink and drainer, spacer for range cooker, space for washing machine, integral dishwasher, integral fridge freezer, inset ceiling lights, tiling to the floor, underfloor heating and door to:-

Cloakroom Wc

With wc, wash hand basin and vanity unit under.

First Floor Landing

With stairs rising from entrance hall, loft access point and radiator.

Bedroom One

11' 3" x 11' 11" (3.43m x 3.63m)

With double glazed window to the rear, laminate flooring and radiator.

Bedroom Two

11' 10" max x 11' 4" max (3.61m max x 3.45m max)

With double glazed window to the front, laminate flooring and radiator.

Bedroom Three

8' 8" max x 8' 5" max (2.64m max x 2.57m max)

With skylight, laminate flooring and radiator.

Bathroom

With skylight, wc, wash hand basin, corner shower unit, bath with shower attached, tiling, chrome heated towel rail, shaver point, inset ceiling lights and extractor fan.

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>> **room description**

Outside

Property benefits from a driveway to the side providing off road parking for two cars and access to the detached garage. Alongside the driveway is a low picket fence bordered area of gravel with gated access leading to the front door with storm porch above. Gated side access leads to a fully enclosed and low maintenance rear garden which backs onto woodland with a patio area ideal for seating, a shingle area, outside lighting and outside tap.

Detached Single Garage

Brick built with up and over door.

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>> **property images**



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>> **floor plan**

>> **approval**

	Signature	Date
Chris Steinbeck		
Mr & Mrs Garner		