



Woodland Drive, Nocton, Lincoln LN4 2BQ

welcome to

Woodland Drive, Nocton Lincoln

GUIDE PRICE £475,000-500,000

A fantastic opportunity to purchase a beautifully presented Peter Sowerby home, situated in the desirable village of Nocton. Boasting character features throughout, multiple garden spaces including an additionally purchased woodland garden and ample parking!



Entrance Hall

With tiled flooring, radiator, and staircase ascending to first floor with exposed brick feature wall.

Cloakroom

With tiled flooring, WC, wash hand basin, extractor and radiator.

Lounge

23' 9" x 11' 6" (7.24m x 3.51m)

With double glazed window to the front, feature brick built fireplace with log burner, exposed beams, French doors opening to the conservatory, inset ceiling lights and two radiators.

Dining Room

10' 3" x 9' 7" (3.12m x 2.92m)

With double glazed window to the front, inset ceiling lights, exposed beams and radiator.

Kitchen Breakfast Room

13' 2" x 9' 10" (4.01m x 3.00m)

With double glazed windows to the rear, a fitted kitchen in a range of wall and base units with solid wood work surfaces, feature ornamental brick built chimney breast surrounding Rangemaster cooker, inset Belfast style sink with mixer tap, integral under counter fridge, integral under counter freezer, inset ceiling lights and radiator.

Utility Room

8' 6" x 6' 1" (2.59m x 1.85m)

With tiled flooring, range of fitted wall and base units, space and plumbing for two appliances, stable door opening to the side garden and wall mounted boiler.

Conservatory

12' x 12' 8" (3.66m x 3.86m)

Of a quarter brick and uPVC construction with double glazed double doors opening to the rear, double doors opening into lounge and tiled flooring.

Landing

With stairs rising from the ground floor, radiator and loft access point.

Bedroom One

11' 7" x 10' 10" (3.53m x 3.30m)

With double glazed window to the rear, radiator and door to:-

En Suite

With obscured double glazed window to the rear, corner shower, wc, wash hand basin with vanity unit under and chrome heated towel rail.

Bedroom Two

11' 6" x 10' 10" (3.51m x 3.30m)

With double glazed window to the front and radiator.

Bedroom Three

9' 3" x 9' 3" (2.82m x 2.82m)

With double glazed window to the rear and radiator.

Bedroom Four

9' 9" max x 6' 7" (2.97m max x 2.01m)

With double glazed window to front and radiator.

Bathroom

With obscured double glazed window to side, bath, corner shower, wc, wash hand basin with vanity unit under, fitted mirror cupboard, tiled walls, extractor fan and radiator.

Front Exterior

Gated access leads to a stone pebbled driveway, providing off road parking for two to three cars as well as access to the double garage. Gated side access leads to:-

Side Garden

A fence enclosed side garden providing a patio space ideal for seating as well as pedestrian access to the double garage.

Rear Garden

A spacious garden comprising of a patio area for seating and outdoor dining in the summer months, an area of lawn bordered by a range of shrubs and flowers, mature trees and pathway leading to:-

Additional Woodland Garden

The property has the very unique benefit of having an extra woodland garden to the rear. It is currently a wildlife garden with pathway surrounding however it could be used as further formal garden.



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welcome to

Woodland Drive, Nocton, Lincoln

- HIGHLY SOUGHT AFTER PETER SOWERBY DESIGNED HOME, WITHIN THE EXCEPTIONAL VILLAGE OF NOCTON
- WELL PRESENTED THROUGHOUT WITH CHARACTERFUL FEATURES
- DOUBLE GARAGE AND STONE PEBBLED DRIVEWAY
- GENEROUS PLOT WITH ADDITIONAL WOODLAND GARDEN AREA
- FOUR BEDROOMS WITH EN SUITE TO THE MASTER

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR122494 - 0007

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