



10 Parklands Avenue
Nocton, Lincoln. LN4 2BF

BELL



10 Parklands Avenue Nocton

This is a most appealing four bedroom, detached modern stoned featured village residence of some distinction, very pleasantly located in this attractive and popular residential area of high-quality homes in the small charming village of Nocton.

This large family home (GIFA 2,278 ft² / 211 m) offers an excellent range of quality appointed accommodation, that certainly catches the eye, with a substantial living dining kitchen, three key reception rooms and four bedrooms, two of which have excellent ensuite facilities. The thoughtfully landscaped grounds extend to 0.19 of an acre (sts).

ACCOMMODATION

Large Entrance Hall a delightful introduction to the house, having a very attractively detailed obscure leaded light panel to the main entrance door, staircase up to first floor, a good sized under stairs storage cupboard, coving and radiator. Doors through to sitting room, living dining kitchen, home office and to:

Cloakroom of good proportions comprising a pedestal wash hand basin with tiled splash back and accompanying toiletry mirror over, low level WC, tiled floor, radiator and extractor vent.

Home Office/Snug with a pleasant southerly outlook over the small lawned front garden lawn; coving, radiator and ceiling spotlight fitting.

Sitting Room of excellent proportions having a pleasant view over the front garden area from the bay window; fireplace with attractive stone style feature surround and hearth, coving and radiators. Glazed panelled double doors through to:

Dining Room with an appealing view out over the rear garden from the French doors which open out onto a small garden patio area; coving and radiator. Door through to:





Substantial Living Dining Kitchen the wonderful hub of the home having a northerly outlook over the rear garden and French doors providing access directly out onto a garden patio area. The large kitchen area has been appointed to a high standard in a contemporary design style which comprises; single drainer one and a half bowl stainless steel sink unit with cupboard space and concealed Bosch dishwasher beneath, accompanying area of fitted worksurface to one side with cupboard space and wine rack below. China cabinet and shelf/drawer space above. To one side of these units is a built in Bosch brushed steel double oven and grill with shelving above, pull out shelved pantry unit to one side and built-in fridge/freezer to the corner. The work surface extends around the adjoining wall with wine rack, two tiers of three drawers, corner carousel cupboard and a wire rack drawer cupboard unit to one end, china and storage cupboard space above. To the central area of the kitchen is an attractive central island with tier of three drawers, cupboard space, china cabinets and shelving below with a Neff halogen ceramic hob inset to surface, brushed steel and glass Bosch cooker hood over.

A large dining and seating area set to one end of the room, tiled splashbacks to all fitted work surface areas, tiled floor, radiators and inset ceiling spotlight fittings. Door through to:

Utility having a southerly aspect; fitted work surface across one wall, single drainer stainless steel sink unit inset with cupboard space and room for a laundry white good and the Grant oil fired central heating boiler below. There is tiled splashback to the work surface, tiled floor, radiator, ceiling spotlight fitting and extractor vent. Double glazed panelled side entrance door to grounds.

First Floor

Large Feature Landing with space for a seating area as required, built in airing cupboard containing the insulated hot water cylinder, radiator and loft ladder access to roof space.

Bedroom a very pleasant southerly outlook over the front gardens and beyond to neighbouring quality homes in the close; and a radiator.

Bedroom with a southerly outlook over the front grounds and the driveway to neighbouring gardens in the close and woodland beyond; and radiator.

Guest Bedroom with an appealing view down over the enclosed rear garden and radiator. Door through to:





En-suite Shower Room of excellent proportions having a corner shower cubicle with shower fitting as appropriate and accompanying full height wall tiling, pedestal wash hand basin with toiletry cabinet and vanity mirror above, low level WC. Tiling to suite area to at least dado rail height, radiator, inset ceiling spotlight fittings and extractor vent.

Substantial Principal Bedroom with a most pleasing outlook down over the rear garden; built-in wardrobe space to one side with double doors and radiator. Door through to:

Good sized En-suite Shower Room having a large shower cubicle set to one wall with appropriate shower fitting, toiletry alcove and accompanying wall tiling to full height, pedestal wash hand basin with illuminated toiletry mirror above and low-level WC. Tiling to suite area to at least dado rail height, ladderback style radiator/towel rail, toiletry cabinet with vanity mirror, inset ceiling spotlight fittings and extractor vent.

Family Bathroom with obscure double glazed window; panel bath with shower/tap attachment, separate shower cubicle, pedestal wash hand basin and low level WC. Vinyl flooring, tiling about suite area to dado rail height, radiator and ceiling light.

OUTSIDE

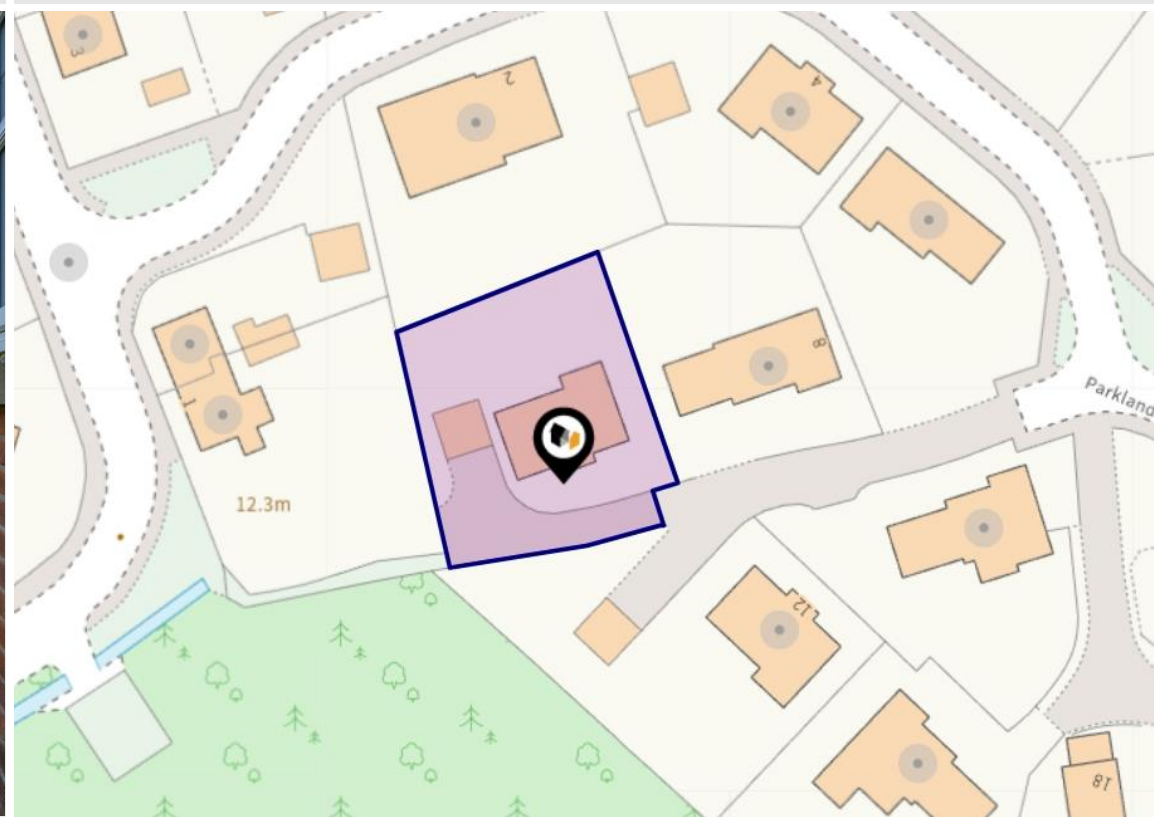
The property stands at the very head of this attractive close of quality homes from where there is a footpath which provides an attractive walkway through to the heart of the village and adjoining Woodland.

The block paved driveway provides more than ample parking for both family and visitors, as well as access to the good size detached **Double Garage** with double up and over doors, service door through to the rear garden, fluorescent lighting strip and power points. To the front of this delightful property, is a mature beech hedge which provides a very pleasant private enclosure for the front garden having been predominantly laid to lawn.

There is pedestrian access between the garage and the house through to the good-sized rear family garden, which is well enclosed by panelled fencing to the boundaries with bed/borders containing an attractive range of mature shrubs which provide shelter along the rear northern boundary. There are paved patio areas adjoining the rear elevation of the house onto which the French doors of both the dining room and the living dining kitchen open.

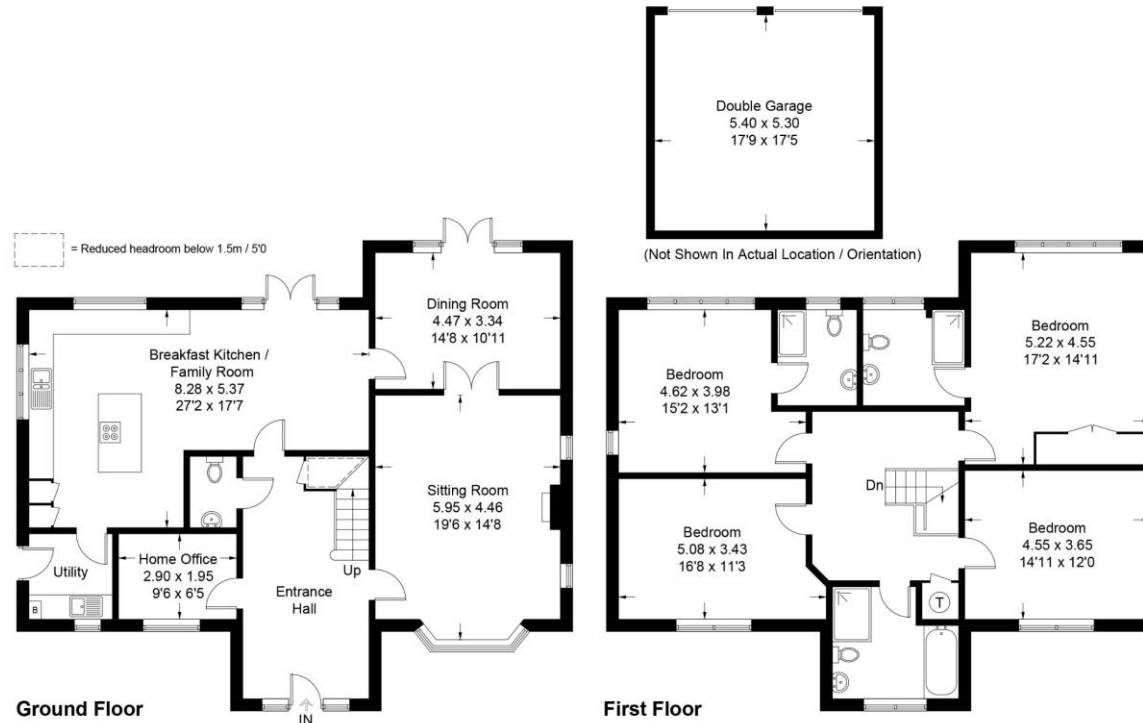
There are two useful garden sheds which will remain with the property, exterior lighting and an outside water tap.





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Approximate Gross Internal Area = 224.7 sq m / 2419 sq ft
 Double Garage = 28.6 sq m / 308 sq ft
 Total = 253.3 sq m / 2727 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

North Kesteven District Council – Tax band: F

ENERGY PERFORMANCE RATING: tbc Oil fired central heating.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries. **VIEWING:** By arrangement with the agent's Lincoln Office...43 Silver Street, Lincoln. LN2 1EH.
 Tel: 01522 538888 Email: lincoln@robert-bell.org Website: <http://www.robert-bell.org> Brochure prepared 25.3.2025

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