



**2 Manor Court**  
Nocton, Lincolnshire. LN4 2BB

**BELL**





## 2 Manor Court

### Nocton

This is an attractive double-fronted detached home constructed in buff brick with a red pantile roof, situated in a peaceful cul-de-sac in the village of Nocton, the north-east facing front elevation offering morning light and pleasant street-facing aspect.

There is a turfed lawn to the front with shaped gravel pathway and well-stocked borders, gravel driveway to the left, providing off-street parking and gated access to the double garage, pedestrian gateway providing access to the rear garden.

#### ACCOMMODATION

**Entrance Hall** having black front door with frosted glass insert, flanked by lantern wall lights, wood panel flooring and neutral décor, staircase up to first floor and built in storage cupboard. Doors to all

**Cloakroom/WC** with small frosted window to front, low level WC and wash hand basin. Storage cupboard ideal for coats, shoes and general storage.

**Lounge** having window facing north-east overlooking the front garden; gas fireplace with marble surround, carpeted floor, wall and ceiling light fittings. Rear access to conservatory via glazed triple-panel doors, electric wall heater beside conservatory entrance.

**Conservatory** of brick and uPVC construction with tiled base, south-west facing, ideal for afternoon and evening sun, garden access via external door, secondary internal door provides direct access to service lane behind. Carpeted floor (over tiles), electric heater and power points.





**Dining Room** with window facing north-east to front and side window facing south-east; wood-effect flooring and radiator under the front window.

**Kitchen/Breakfast Room** having south-west facing window overlooking the garden; cream cabinets and woodwork top, triple-section black composite sink with drying area and inset grooves, overhead lighting and built-in storage cupboards. Bosch double oven, John Lewis induction hob with concealed extractor hood. Rear uPVC door leading to the garden, with appliance space (e.g. washing machine)

**Utility Room** with south-west facing window; additional cabinetry and tall pantry cupboard, plumbing for laundry white goods, wall-mounted Worcester oil fired boiler. Door to access the rear garden.

**First Floor - Landing** having carpeted floor, central light fitting. Access to all bedrooms and family bathroom.

**Main Bedroom** with dual aspect over the rear and side elevations; of good proportions with fitted wardrobes and overbed storage. Door to:

**En- suite** with south-west facing window comprising; shower cubicle, WC, vanity basin with drawers and loft access hatch, built in airing cupboard housing the hot water cylinder; radiator and loft access hatch

**Bedroom 2** a double room with south-west facing window; radiator, fitted vanity basin with granite-effect worktop and storage.

**Bedroom 3** a double room with north-east facing window; built-in wardrobe and radiator.

**Bedroom 4** a single room with north-east facing window; fitted wardrobe with sliding mirrored doors and radiator.

**Family Shower Room** being spacious and well-lit with south-west facing frosted window; fitted with walk-in shower (glass screen), WC and vanity basin, fully tiled with decorative border, heated towel rail, additional radiator, shelving, and LED spotlights







## OUTSIDE

The property benefits from a generous south-west facing rear garden ideal for outdoor living and gardening, laid mainly to lawn with paved and gravelled pathways, flowering borders, shrubs and small trees. Detached **Double Garage** (accessed via driveway or garden side door), brick built with power, lighting and pitched roof, twin up-and-over garage doors.

There is a green-painted timber shed set beside the garage for garden storage, a rear pedestrian gate allows discreet access to service lane. External water tap and lighting.

**North Kesteven City Council – Tax band: E**

**ENERGY PERFORMANCE RATING: D**

**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...

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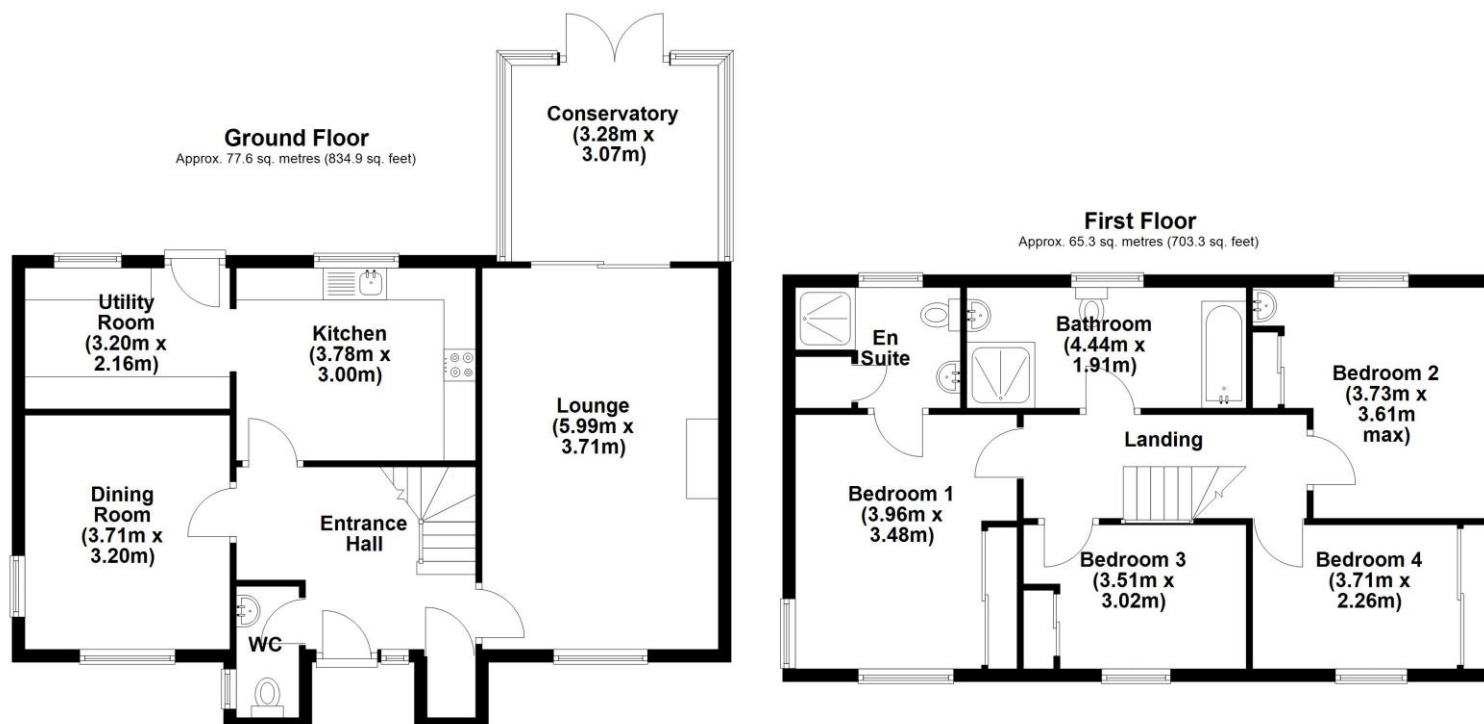
Brochure prepared 7.5.2025











Total area: approx. 142.9 sq. metres (1538.2 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

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