



8 Rostrop Road
Nocton, Lincoln. LN4 2BT

BELL



8 Rostrop Road

Nocton

8 Rostrop Road is a spacious, detached four bedroom house situated in Nocton Park in the pretty village of Nocton. The property has been enhanced with the installation of an Air Source Heat Pump with added Photo Voltaic solar panels resulting in a B rated energy certificate.

Accommodation comprises, hall, kitchen with archway through to breakfast room, dining room, sitting room with brick fireplace, conservatory with views and access to rear garden, utility/cloakroom; primary bedroom with built in wardrobe space, three further bedrooms, shower room and separate WC. Driveway to frontage with access to garage with electric car charger point, open front garden, good size enclosed rear garden with mature trees inset. Separate area to rear with paved hardstanding, vegetable patch, garden shed.

ACCOMMODATION

Entrance Hallway having front door with integral glazed fan light, feature return staircase up to first floor, built under stairs storage cupboard space. Doors through to lounge dining room kitchen and to:

Downstairs Cloakroom/Utility of good proportions comprising small circular wash hand basin set to one corner with accompanying fitted work surface and cupboard space, room for appropriate laundry white goods beneath, low level WC, radiator and extracted vent.

Sitting Room of excellent proportions having outlook over the front garden and beyond to adjoining countryside; brick featured fireplace to chimney breast, coving, two ceiling fan/light fittings, and radiator. Glazed panel door to:





Conservatory having a pleasant westerly outlook over the rear garden; vaulted ceiling level with blinds, side door to grounds. Dining Room of excellent proportions with a westerly view over the grounds; radiator and coving.

Dining Kitchen having an easterly view over the front grounds towards countryside; a comprehensive range of fitted base, drawer and wall units, work surface areas with single drainer one and a half bowl sink unit inset. The work surface extends across the adjoining wall with a further range of base and drawer units, room for a dishwasher below, induction ceramic hob inset with Balma brushed steel and glass cooker hood above. There is open storage and shelf space above providing housing for an integral microwave oven to be installed, having drawers below, and built in pantry cupboard to one corner. An open archway through to the breakfast dining area having a very pleasant westerly outlook over the rear garden, mermaid board splash back, work surface areas, fluorescent lighting strip and radiator. Glazed panelled side entrance door to:

Side Entrance Hallway with panelled entrance door to the front grounds; comprising a useful area of open storage and shelving with fluorescent lighting strip. Panel doors to rear garden store, garage and to:

Storeroom of good size, with some potential, subject to all necessary consents, to open up through into the breakfast dining area if required; fitted shelving and fluorescent strip.

Garage having electric roller blind main entrance door, service door to rear to access the side/rear entrance hallway and lighting strip.

First floor

Landing with built in linen cupboard space and access to roof space.

Bedroom 1 having a very pleasant outlook across Rostrop Road towards open countryside between the trees, as well as a southerly view down over the good size rear garden; built-in wardrobe/clothes closet space to one wall and two radiators.

Family Shower Room comprising a good size corner cubicle with shower fitting and accompanying mermaid style splash back to full height, contemporary style ceramic wash hand basin and vanity top with toiletry cupboard and shelf space below. Wall tiling to at least dado rail height, contemporary design style radiator/towel rail, Duplex wall mounted electric bathroom heater and extractor vent.





Bedroom with a pleasant southerly down over the rear garden; built-in wardrobe and cupboard space to one wall and radiator.

Separate Cloakroom having small oval shaped wash hand basin with tile splash back, low-level WC, toiletry cupboard space set to one wall with tiled shelf below.

Bedroom with most pleasing view out over the front of the property and the driveway towards the countryside in between trees; built a clothes closet and radiator.

Bedroom with a southerly outlook over the rear garden; built-in wardrobe and cupboard space to one wall and radiator.

OUTSIDE

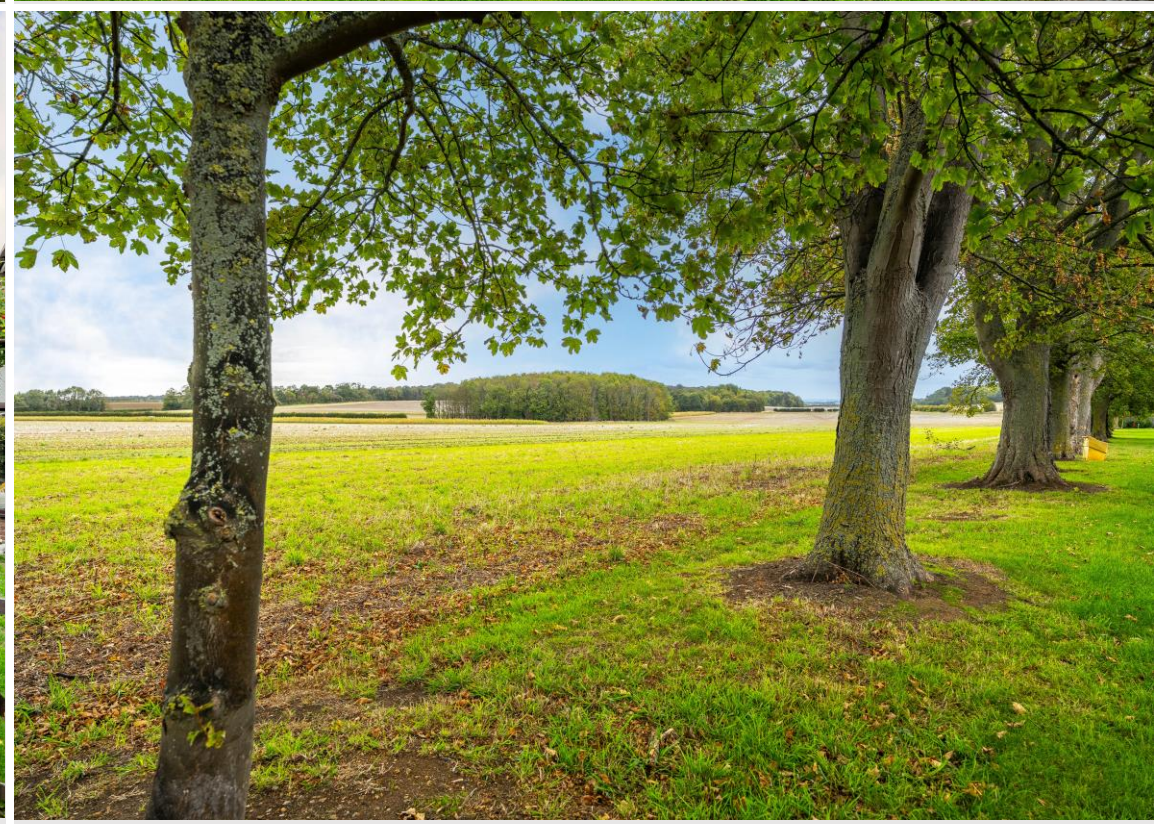
The house stands on the western side of Rostrop Road which is a private lane under a management arrangement which contribute approximately £48 per month to include the street lighting.

From the road there is a good size area of tarmac driveway providing more than ample parking for both family and visitors, as well as access to the garage. The front garden is laid to lawn with the accompanying gravelled areas of flower beds/border. Set to the north western corner of the house there is a pedestrian gate providing access to a good size paved hardstanding area which has been utilised for storage of a caravan.

The good size rear garden has been laid to lawn with fruit and other trees inset, shrubs and boundaries as appropriate. Set along the western boundary of the house is a flower border with lavender. Adjoining the rear of the garage and rear entrance door, there is a good size area of a paving which also provides access through to the vegetable garden area with raised beds and pathway leading up through to the rear to the potting shed.

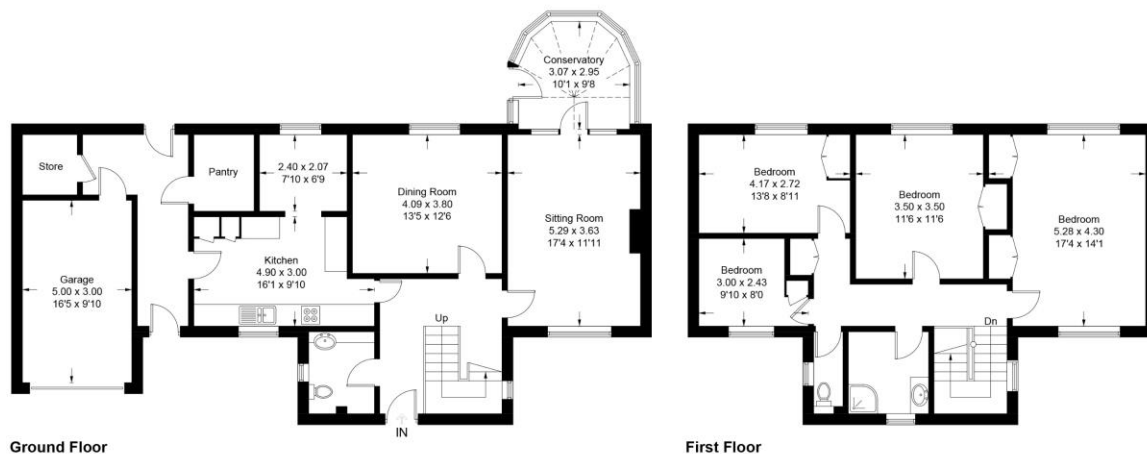
Outside light fittings, water tap and power point.





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Approximate Gross Internal Area
Ground Floor = 115.5 sq m / 1243 sq ft
First Floor = 77.0 sq m / 829 sq ft
Total = 192.5 sq m / 2072 sq ft
(Including Garage)



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.

THE AREA

Nocton is a very desirable village with many attractive stone, period and modern residences, a well-respected primary school and a good community spirit. Nearby Metheringham offers a broad range of local amenities including a rail link to Lincoln, a primary school, post office, Co-op supermarket, pharmacy, takeaway outlets and public houses. There are good road connections out to surrounding RAF bases in the area, the City of Lincoln (7 miles) with its new eastern bypass and an ever-growing university campus set around the Brayford Marina; Sleaford (12 miles), Grantham (23 miles), the A1 (20 miles) and accompanying Newark with its London Kings Cross high speed rail link.

North Kesteven District Council – Tax band: D

ENERGY PERFORMANCE RATING: B

Mitsubishi Electric Ecodan Air Source heat pump and solar Votac roof panels.

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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