



Khormaksar Drive, Nocton



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£95,000

- First Floor Apartment
- Two Bedrooms
- NO ONWARD CHAIN
- Open views from private rear balcony
- Allocated off road parking
- Secure Intercom Entry
- Leasehold
- EPC rating D



Two Bedroom Flat, located in the popular village of Nocton just a short drive to Lincoln City Centre. The flat has its own outside private balcony area offering delightful views over countryside and woodland. A hall with secure intercom entry leads onto a lounge, 2 double bedrooms both with built in wardrobes and a breakfast kitchen. The property has an allocated parking space on this quiet cul-de-sac location. The property benefits from uPVC Double Glazing and being sold with NO ONWARD CHAIN.

Entrance Hall

With access to storage.

Kitchen/Diner

13'4" x 10'4" (4.1m x 3.1m)

With two windows to the side aspect, a range of wall and base units with worktops over, fitted oven with hob over, sink with drainer unit and access to the balcony.

Balcony

With field views and access from the kitchen/diner and the lounge.

Bathroom

6'9" x 6'2" (2.1m x 1.9m)

With a window the the side aspect, low level WC, hand wash basin and panelled bath.



Lounge

14'6" x 10'5" (4.4m x 3.2m)

With a window the the side aspect and radiator.

Bedroom One

10'6" x 10'2" (3.2m x 3.1m)

With a window to the side aspect, fitted wardrobe and radiator.

Bedroom Two

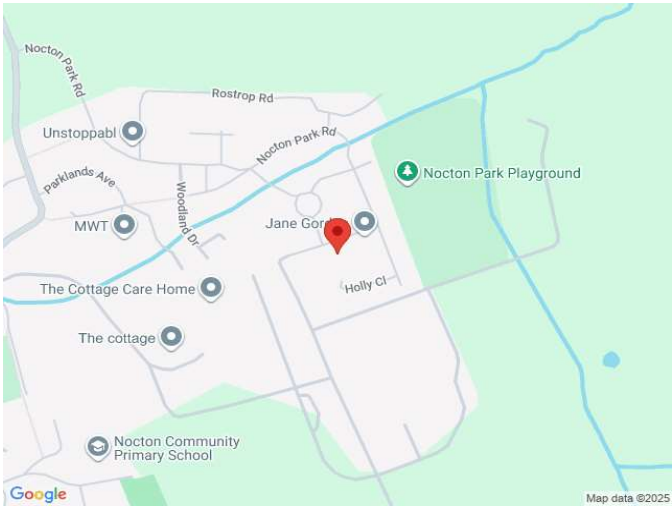
14'4" x 10'6" (4.4m x 3.2m)

With a window to the side aspect, fitted wardrobe and radiator.

Agent Note

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Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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