



Nocton Park Road, Nocton



4



2



3

Freehold

£450,000

 4  2  3

Key Features

- Beautifully Presented Detached House
- Four Bedrooms, Ensuite & Bathroom
- 18ft Lounge with multi fuel stove
- Dining Room & Study
- Dining Kitchen & Utility Room
- Village Location Southeast of Lincoln
- EPC rating C & Freehold





Very Well Presented Peter Sowerby built DETACHED HOUSE situated in a cul de sac position within this prestigious development in the village of Nocton found to the Southeast of Lincoln city. The good sized accommodation boast underfloor heating to the ground floor and comprises Entrance Hall, Lounge with French doors to the rear garden, Dining Room, Dining Kitchen, Study, Utility Room and Cloak Room. Upstairs the Bathroom and Four Bedrooms with Ensuite Shower Room to the Main Bedroom. Outside there are gardens to the front, rear and sides with driveway leading through gated access to the Double Garage. EPC Grade C.

Entrance Hall

Door and window to front aspect, stairs to first floor, tiled flooring and alarm panel.

Lounge

18'7" x 11'7" (5.7m x 3.5m)

French doors to rear garden. Brick fireplace with multi fuel stove. Underfloor heating.

Dining Room

14'3" x 9'4" (4.3m x 2.8m)

Window to front aspect and underfloor heating.

Dining Kitchen

12'0" x 9'9" (3.7m x 3m)

Window to rear aspect. Fitted with a range of wall and base units with work surface over and ceramic

one and a half bowl drainer sink unit with mixer tap. Integrated dishwasher. Tiled flooring with underfloor heating.

Study

11'8" x 8'3" (3.6m x 2.5m)

Window to front aspect and underfloor heating.

Utility Room

8'5" x 5'7" (2.6m x 1.7m)

Door to rear aspect. Fitted with wall and base units with work surface over and stainless steel sink unit. Space and plumbing for washing machine and tumble dryer. Tiled flooring and underfloor heating.

Cloak Room

Window to side aspect. Fitted with a low level wc, wash hand basin and extractor fan. Tiled flooring with underfloor heating.

Landing

Window to front aspect, radiator, loft access and built in airing cupboard housing hot water cylinder.

Bedroom One

14'7" x 11'9" (4.4m x 3.6m)

Window to rear aspect, radiator and made to measure freestanding wardrobe.

Ensuite

6'3" x 6'3" (1.9m x 1.9m)

Window to rear aspect. Part tiled and fitted with a low level wc, wash hand basin and shower cubicle. Chrome heated towel rail, shaving point and extractor fan.

Bedroom Two

11'9" x 11'9" (3.6m x 3.6m)

Window to front aspect and radiator.

Bedroom Three

10'5" x 9'4" (3.2m x 2.8m)

Window to rear aspect and radiator.

Bedroom Four

9'4" x 8'6" (2.8m x 2.6m)

Window to front aspect and radiator.

Bathroom

9'4" x 7'1" (2.8m x 2.2m)

Window to side aspect. Fitted with a low level wc, wash hand basin, double ended bath with mixer shower tap and shower cubicle. Part tiled walls, shaving point, chrome heated towel rail and extractor fan.

Outside

To the front of the property is a paved pathway leading to the covered entrance. Borders of plants and flowers.

Gravelled driveway to the side of the property leads through gated access to further off road parking and double garaging.

To the rear is an enclosed lawned garden with various patio seating areas, raised pond with water feature and side garden with storage shed.

Double Garage

Twin up and over doors, power and lighting.

Agents Note

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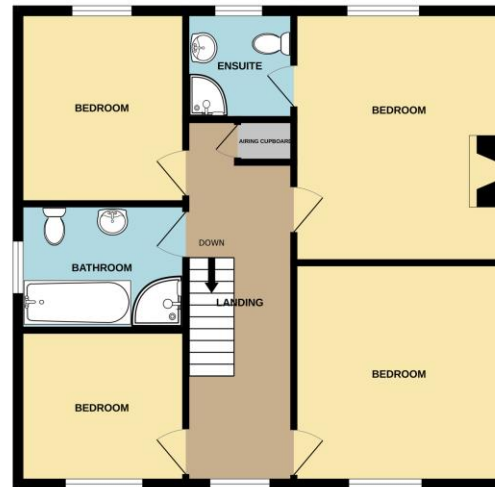


Floorplan

GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 1404 sq.ft. (130.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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