



Nocton Park Road, Nocton



4



2



3

£450,000



## Key Features

- Well 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





A well-presented, detached home built by Peter Sowerby, ideally positioned in a quiet cul-de-sac within a prestigious development in the sought-after village of Nocton, located to the southeast of Lincoln City.

This generously proportioned home features underfloor heating throughout the ground floor with newly fitted stone flooring and offers versatile living space, comprising: a welcoming entrance hall, spacious lounge with French doors opening to the rear garden, formal dining room, open-plan dining kitchen, study, utility room, and a cloakroom/WC. To the first floor are four well-sized bedrooms, including a main bedroom with en-suite shower room, and a family bathroom serving the remaining rooms.

Externally, the property enjoys attractive gardens to the front, rear, and sides, enhanced by feature lighting. A driveway provides off-road parking with gated access to a double garage. EPC Rating: C

#### Entrance Hall

Door and window to front aspect, stairs to first floor, newly fitted stone 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. Newly fitted stone 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. Newly fitted stone flooring and underfloor heating.

#### Cloak Room

Window to side aspect. Fitted with a low level wc, wash hand basin and extractor fan. Newly fitted stone 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 space for wardrobes.

#### 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

At the front of the property, a paved pathway bordered by vibrant plants and flowers leads to a charming covered entrance.

To the side, a gravelled driveway provides gated access to additional off-road parking and a spacious double garage. The rear of the property boasts a beautifully enclosed lawned garden, complete with external wall lighting, multiple patio seating areas, a raised pond with a tranquil water feature, underlit Himalayan birch trees and feature-lit flower beds add a touch of elegance and evening ambience to this delightful outdoor space. A further side garden includes a storage shed.

### Double Garage

Twin up and over doors, power and lighting.

### Agents Note

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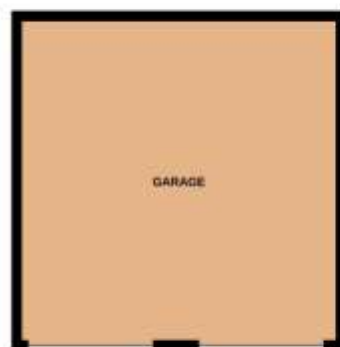




| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             | 77 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



GROUND FLOOR  
1036 sq.ft. (96.2 sq.m.) approx.



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



NOCTON PARK ROAD, NOCTON

TOTAL FLOOR AREA : 1738 sq.ft. (161.4 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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