



**3 Woodland Drive, Nocton,
Lincoln, LN4 2BQ**



Book a Viewing!

£460,000

An exceptional opportunity to acquire a beautifully presented Four Bedroom Detached Home, designed by the highly regarded Peter Sowerby and occupying an enviable position within one of Nocton's most desirable developments. Whilst the property itself offers an excellent standard of accommodation with an abundance of characterful features, it is the plot and setting that truly set this home apart. The property occupies a generous plot with several distinct garden areas, including an additional woodland garden to the rear, creating a wonderfully private and tranquil setting. Alongside the woodland backdrop, the property benefits from a double garage, gated stone pebbled driveway, three reception spaces, four bedrooms and an en-suite to the principal bedroom. A truly special family home that combines character, space and an exceptional outdoor setting, with the added benefit of being situated on a private road shared by only six properties.





LOCATION

Nocton is a highly regarded and characterful Lincolnshire village, renowned for its rich military history, striking architecture and beautiful surrounding countryside. The village offers an appealing combination of rural tranquillity and community spirit, with excellent opportunities for walking, cycling and exploring the surrounding countryside.

Local amenities include Nocton Community Hub, providing a focal point for village life, alongside the local primary school and the historic All Saints Church. The surrounding area is particularly attractive for those who enjoy outdoor pursuits, with open countryside and woodland providing a wonderful backdrop to everyday life.

Despite its peaceful village setting, Nocton is conveniently positioned for access to Lincoln and the surrounding area, with the historic cathedral city approximately eight miles away and offering an extensive range of shopping, dining, leisure and cultural facilities.

ACCOMMODATION

ENTRANCE HALL

A welcoming entrance hall with tiled flooring, radiator and staircase rising to the first floor, complemented by an attractive exposed brick feature wall.



LOUNGE

21' 7" x 11' 3" (6.58m x 3.43m) A particularly impressive principal reception room with double glazed window to the front aspect, feature brick-built fireplace housing a log burner, exposed beams and French doors opening into the conservatory. Inset ceiling lighting and two radiators complete the space. The combination of exposed brickwork, beams and the feature fireplace gives the room a wonderful characterful feel, whilst the direct connection with the conservatory creates an excellent flow through the principal living accommodation.

DINING ROOM

9' 11" x 9' 2" (3.02m x 2.79m) A charming dining room with a double glazed window to the front aspect, exposed beams, inset ceiling lighting and radiator. A lovely space for family meals and entertaining.



KITCHEN/BREAKFAST ROOM

10' 6" x 9' 9" (3.2m x 2.97m) A beautifully appointed kitchen breakfast room fitted with a range of wall and base units, complemented by solid wood work surfaces. A feature ornamental brick-built chimney breast provides a striking focal point and surrounds the Rangemaster cooker. Further features include a Belfast-style sink with mixer tap, integrated under counter fridge and freezer, inset ceiling lighting, radiator and double glazed windows overlooking the rear garden. The generous layout provides excellent potential for the addition of a kitchen island, subject to the new owner's requirements.



UTILITY ROOM

A useful separate utility room with tiled flooring, fitted wall and base units, spaces and plumbing for two appliances, wall mounted boiler and a charming stable door opening directly onto the side garden.

CLOAKROOM/WC

Fitted with WC and wash hand basin, together with tiled flooring, extractor and radiator.

CONSERVATORY

12' 5" x 11' 8" (3.78m x 3.56m) A delightful additional reception space constructed in quarter-brick and UPVC windows, tiled flooring and double doors opening directly onto the rear garden. Further double doors connect the conservatory back through to the lounge, creating a lovely flow between the main living spaces and garden.



FIRST FLOOR LANDING

With radiator, access to the loft, providing access to all four bedrooms and the family bathroom.

BEDROOM 1

11' 3" x 10' 6" (3.43m x 3.2m) A spacious principal bedroom with double glazed window overlooking the rear garden, radiator and door leading to the en-suite.

EN-SUITE

Fitted with a corner shower, WC and wash hand basin with vanity unit beneath, an obscured double glazed window to the rear aspect and chrome heated towel rail.



BEDROOM 2

11' 3" x 11' (3.43m x 3.35m) A further well proportioned double bedroom with double glazed window overlooking the front aspect and radiator.

BEDROOM 3

8' 11" x 8' 10" (2.72m x 2.69m) A comfortable double bedroom with double glazed window overlooking the rear garden and radiator.

BEDROOM 4

9' 2 max" x 7' 2" (2.79m x 2.18m) A versatile fourth bedroom with double glazed window to the front aspect and radiator. The room would also lend itself well to use as a home office, nursery or guest bedroom if required.



BATHROOM

A spacious family bathroom fitted with bath, separate corner shower, WC and wash hand basin with vanity unit beneath, a fitted mirrored storage cupboard, tiled walls, extractor fan, radiator and obscured double glazed window to the side aspect.

OUTSIDE

The property is approached via gated access leading onto a stone pebbled driveway, providing excellent off-road parking and access to the substantial double garage. Gated side access leads through to the side garden. A well established, fence enclosed, side garden providing a pleasant patio area, ideal for outdoor seating, together with pedestrian access to the double garage. The principal rear garden is a particularly attractive feature, offering an excellent level of space and privacy. The garden incorporates a generous patio area, ideal for outdoor dining and entertaining, together with a lawn bordered by mature shrubs, flowers and established trees. A pathway leads through the garden towards the property's most unusual and appealing feature - the additional woodland garden.



WOODLAND GARDEN

The property benefits from the unique addition of a separate woodland garden to the very rear, providing a wonderful natural extension to the main garden. Currently established as a wildlife garden with a pathway winding through the space, this secluded area offers a rare opportunity to enjoy a peaceful woodland setting directly from home.

DOUBLE GARAGE

18' x 17' 2" (5.49m x 5.23m) A substantial double garage providing excellent storage and parking facilities, with pedestrian access from the side garden.

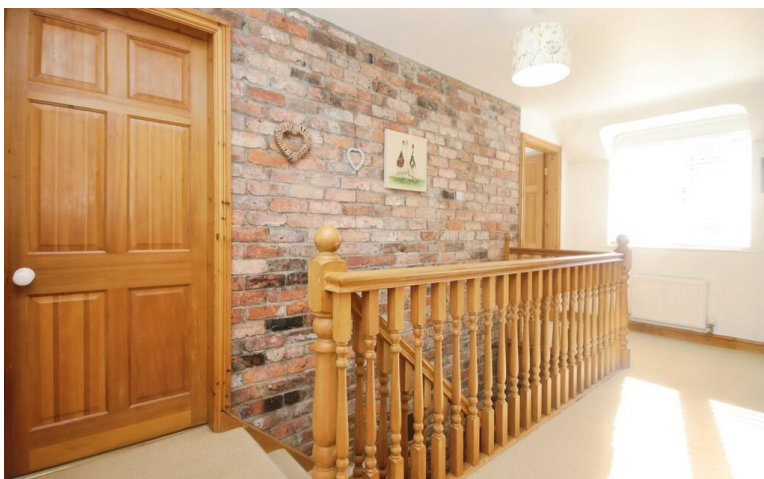
KEY FACTS FOR BUYERS

SERVICES

Mains electricity, water and drainage services available. Oil central heating.

Annual Service Charge Amount - £127.29

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.





EPC RATING – to follow.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

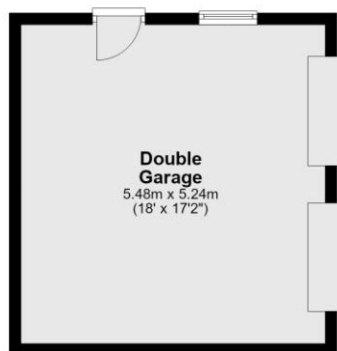
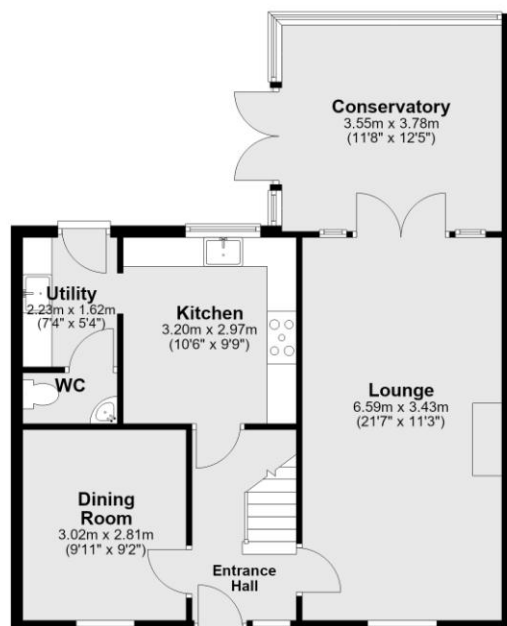
MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.



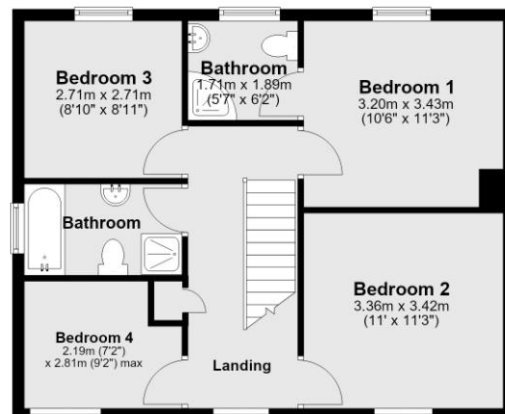
Ground Floor

Approx. 95.2 sq. metres (1025.0 sq. feet)



First Floor

Approx. 54.8 sq. metres (589.8 sq. feet)



Total area: approx. 150.0 sq. metres (1614.9 sq. feet)

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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