



Khormaksar Drive, Nocton



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£92,000

- First Floor Apartment
- Two Bedrooms
- NO ONWARD CHAIN
- Private Balcony & Open Views
- Allocated Off Road Parking
- Secure Intercom Entry
- Leasehold
- EPC rating D



Two Bedroom First Floor Apartment 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.

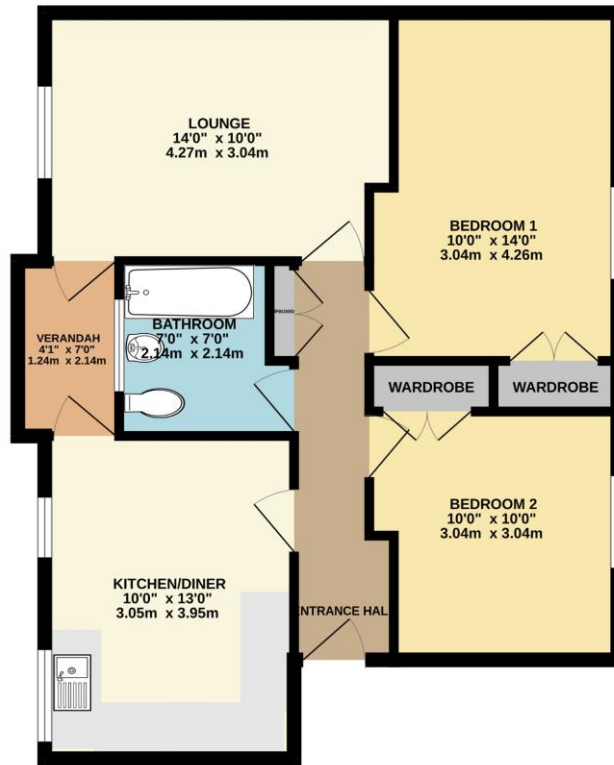
Bedroom Two 14'4" x 10'6" (4.4m x 3.2m)

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

Agent Note

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GROUND FLOOR 645 sq.ft. (59.9 sq.m.) approx.

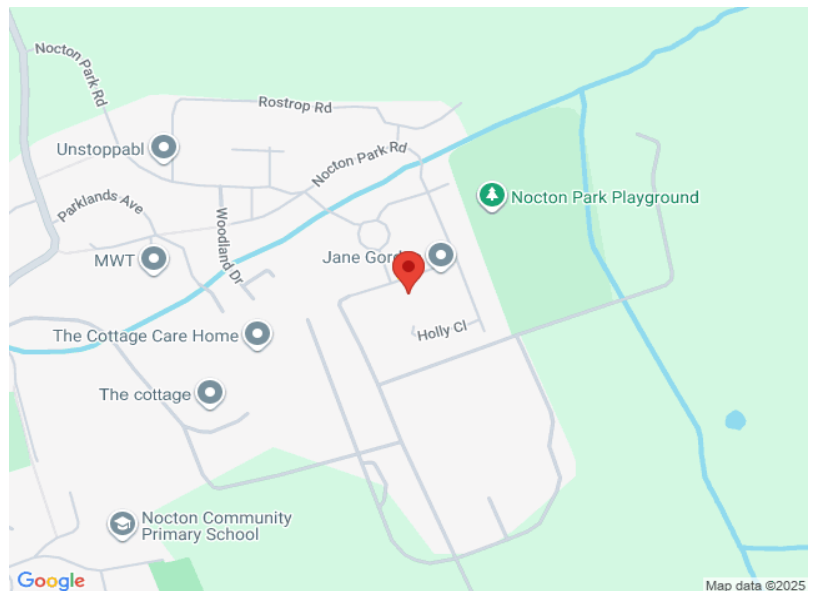


KHORMAKSAR DRIVE, NOCTON LN4 2DD

TOTAL FLOOR AREA : 645 sq.ft. (59.9 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		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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