



Fayid Lane, Nocton



£180,000

- Semi-Detached House
- Two Bedrooms
- Popular Location
- NO ONWARD CHAIN
- Upstairs Shower Room
- Enclosed Rear Garden
- Freehold
- EPC rating D



Well presented TWO BEDROOM Semi-Detached House located in the popular village of Nocton. Perfectly positioned within walking distance of the local primary school and village pub. The property also benefits from having owned solar panels uPVC Double Glazing throughout and being sold with NO ONWARD CHAIN.

The accommodation on offer comprises Entrance Hall, Lounge, Kitchen Diner and Utility to the ground floor. To the first floor there are Two Double Bedrooms and Shower Room. Externally the property offers an enclosed lawned garden with patio area to the rear.

Entrance Hall

With a window and entrance door to the front aspect, two storage cupboards and stairs to the first floor.

Lounge

14'10" x 10'11" (4.5m x 3.3m)

With windows to the front and rear aspects and electric radiator.

Dining Room

8'9" x 8'4" (2.7m x 2.5m)

With a window to the front aspect and electric radiator.



Kitchen

10'6" x 8'4" (3.2m x 2.5m)

With a window to the rear aspect and storage cupboard. Fitted with a range of wall and base units with worktops over, sink with drainer unit, four ring electric hob, single oven with extractor hood and space for fridge/freezer.

Utility Room

13'4" x 6'0" (4.1m x 1.8m)

With a window to the rear aspect and door leading to the rear garden. Fitted with a range of wall and base units with worktops over, space and plumbing for a washing machine.

Landing

With a window to the rear aspect, storage cupboard and stairs to the ground floor.

Bedroom One

12'11" x 11'5" (3.9m x 3.5m)

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

Bedroom Two

14'11" x 11'0" (4.5m x 3.4m)

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

Bathroom

10'0" x 5'9" (3m x 1.8m)

With a window to the rear aspect, low level wc, wash hand basin, shower and electric radiator.

Outside

To the front of the property is a lawned garden with mature shrubs and pathway leading to the entrance door. To the rear of the property is an enclosed garden mostly laid to lawn and gravelled path. Owned solar panels with paperwork.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

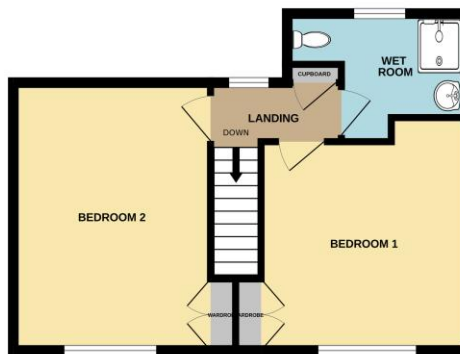


Floorplan

GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



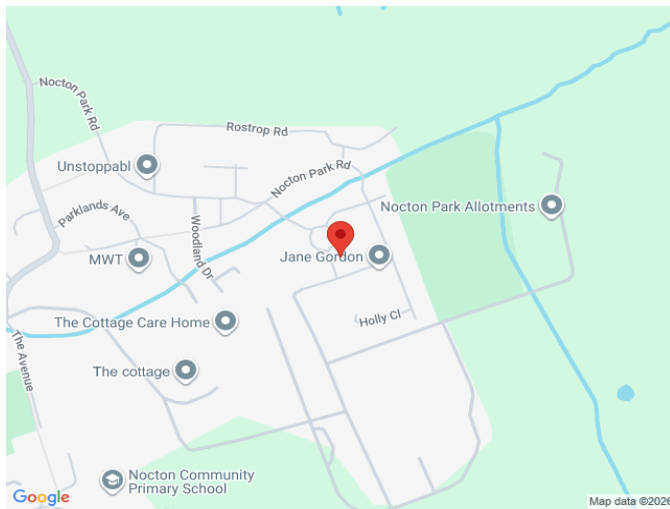
1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.



FAYID LANE, NOCTON, LN4 2BX

TOTAL FLOOR AREA : 923 sq.ft. (85.8 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		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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