



# Buttercross Estates

## Goosegate Lane, Foston



Nestled in the heart of the charming village of Foston, Nocton Cottage is a delightful three-bedroom detached home full of character and warmth.

### Detached Cottage Offers Over £375,000

3  2  2 



**Video Tour**



01636 343014



hello@buttercrossestates.com



[www.buttercrossestates.com](http://www.buttercrossestates.com)



Newark Beacon, Cafferata Way,  
Newark On Trent, NG24 2TN

## SUMMARY

Nestled in the heart of the charming village of Foston, Nocton Cottage is a delightful three-bedroom detached home full of character and warmth. This beautifully presented property combines traditional cottage charm with practical modern living, making it the perfect home for those seeking a peaceful village lifestyle within easy reach of nearby towns and excellent transport links.

The double fronted property welcomes you with a lovely path through the front garden past the detached garage and garden room, leading to the entrance porch. Inside, the ground floor boasts a spacious lounge with a feature fireplace and woodburning stove, a generous dining room with exposed beams, and a light-filled country-style kitchen overlooking the rear courtyard. A shower room and utility area, provide additional convenience and flexibility.

Upstairs, the first floor offers three well-proportioned bedrooms, each tastefully decorated, along with a stylish family bathroom featuring a roll-top bath and traditional fittings. The cottage's period character is complemented by bright interiors and thoughtful touches, creating a warm and inviting atmosphere throughout.

Externally, the property features a wonderful front garden, landscaped with mature planting, lawn, and seating areas ideal for outdoor entertaining or simply relaxing in the sunshine. The garden room offers flexibility as home office or additional living space. The rear garden also benefits from a patio area along with garden shed.

## THE AREA

Foston is a traditional Lincolnshire village with a welcoming community spirit, ideally positioned for access to the A1. The larger village of Long Bennington is just a short drive away, offering a range of everyday amenities including shops, a post office, CO-OP, pubs and highly regarded schools. For broader facilities, the market towns of Grantham and Newark are both within easy reach, providing rail services to London and a variety of shopping, dining, and leisure opportunities.

Nocton Cottage offers the best of both worlds - a characterful home in a tranquil setting, yet with excellent connectivity to local towns and beyond.

## THE HOME

**Entrance Porch**

**Lounge (3.65m x 3.65m)**

**Dining Room (3.65m x 3.62m)**

**Kitchen (7.64m x 2.76m)**

**Utility (2.02m x 1.12m)**

**Shower Room (2.01m x 1.35m)**

**Bedroom One (3.68m x 3.63m)**

**Bedroom Two (3.67m x 3.28m)**

**Bedroom Three (2.77m x 2.66m)**

**Bathroom (2.89m x 2.75m)**

**Garden Room (3.61m x 2.04m)**

**Detached Garage**

**Externally**

## FULL PROPERTY LISTING

<https://buttercrossestates.com/property/goosegate-lane-foston-ng32-2lb/>

## VIRTUAL TOUR

<https://my.matterport.com/show/?m=hk5xDpNQE6>

## VIDEO TOUR

[https://www.facebook.com/reel/884181828061611?locale=en\\_GB](https://www.facebook.com/reel/884181828061611?locale=en_GB)



 01636 343014

 [hello@buttercrossestates.com](mailto:hello@buttercrossestates.com)

 [www.buttercrossestates.com](http://www.buttercrossestates.com)



Newark Beacon, Cafferata Way,  
Newark On Trent, NG24 2TN

Register as a VIP buyer and see properties up to 7 days before they hit the portals



# Sell with Buttercross Estates

Sell your home with Buttercross Estates and experience customer service like no other.

We have a simple, honest, transparent approach that is effective whilst keeping you and your objectives in mind.

Read on to see how you can get the price you want in the time you need when you choose Buttercross Estates.

As one of our clients, you will benefit from:

- A personalised service tailored to your needs
- Expert marketing for maximum exposure
- Professional photography to make your property stand out from the crowd
- A video tour of your home – Buyers love these!
- Accompanied viewings so you can sit back and relax
- Feedback on viewings and regular updates throughout the sale



## Why Clients Choose Us



Video Tours



Professional Photos



Social Media Campaigns



The Best Portals



Expert Negotiation



Regular Feedback

What's your property worth?  
Request a valuation



PeterM



I highly recommend Buttercross Estates. Moving house as we know is a very stressful process. When an estate agent takes the time to contact you with updates and ensures your buyers are well informed then at least one half of the process is stress free. When you add in advice and a shoulder to cry on the service goes above and beyond. I would definitely use them again and I thank them for the care and attention through out. Well done all.

Heather V



As first time buyers, we really appreciated the helpful and efficient service that Buttercross provided throughout our journey; from the ease of booking our first viewing; to the speed in which the keys were brought to us on completion day. We were even given a handy welcome hamper with food, drinks and vouchers, and a card - with a handpainted picture of our new home. We would recommend Buttercross - thank you!



01636 343014



hello@buttercrossestates.com



[www.buttercrossestates.com](http://www.buttercrossestates.com)



Newark Beacon, Cafferata Way,  
Newark On Trent, NG24 2TN