



Wheelwrights Barn
Nocton, Lincoln



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Wheelwright Barn is a charming and characterful three-bedroom barn conversion, tucked away within the highly sought-after village of Nocton, offering spacious accommodation, attractive gardens, and the perfect blend of rural charm and modern convenience.

The heart of the home is a superb open-plan kitchen and living area, featuring fitted appliances, a stone fireplace with wood-burning stove, and French doors opening onto the wrap-around patio, creating an ideal space for both everyday living and entertaining. The ground floor also benefits from a useful utility room, cloakroom, and a generous principal bedroom with built-in wardrobes and an en-suite shower room.

To the first floor, a galleried landing leads to two further double bedrooms and a family bathroom, providing versatile accommodation for families, professionals, or those seeking guest space. Outside, the property enjoys a gravel driveway providing off-road parking, enclosed lawned gardens, a substantial patio area, and a timber shed.

Occupying a peaceful village setting with amenities including a primary school, community hub, public house and excellent countryside walks nearby, Wheelwright Barn offers the opportunity to enjoy village living whilst remaining conveniently placed for Lincoln and surrounding villages.



Entrance Hall/Utility

Double glazed windows to rear elevation, fitted base unit with stainless steel single drainer sink, part tiled walls, space for washing machine, oil fired boiler, storage cupboard housing hot water tank and underfloor heating controls , door to;

WC

Double glazed casement window to side elevation, two piece suite comprising low flush WC and pedestal wash basin.

Open Plan kitchen/Living Room

Double glazed casement windows to front and side elevation, two sets of double glazed French doors to rear elevation, Oak staircase, fitted wall and base units with one and half bowl stainless steel sink and drainer, built-in Neff oven, Bosch four ring electric hob with extractor over, built-in dishwasher, built-in fridge and separate built in freezer, part tiled walls, tiled flooring, wood burner set in stone fireplace, door to;

Bedroom One

Double glazed casement windows to front elevation, built-in wardrobes, door to;

En-suite Shower Room

Three piece suite comprising shower cubicle, low flush WC, pedestal wash basin, extractor, two picture windows to rear elevation, heated towel rail.

First Floor

Bedroom Two

Double glazed Velux windows to front and rear elevation, radiator, built-in wardrobes.

Bedroom Three

Double glazed casement window to side elevation, double glazed Velux windows to front and rear elevation, radiator.

Family Bathroom

Double glazed Velux window to front elevation, three-piece suite comprising panelled bath with shower over, low flush WC, pedestal wash basin, radiator, extractor, part tiled walls.

Galleried Landing

With two double glazed Velux windows and radiator.

Outside

The side elevation offers a gravel driveway with parking for 2/3 vehicles and the rest of the garden is laid to lawn with a large wrap around patio, timber shed and walled/fenced boundaries.

Services

We understand the property offers mains water, electric, oil fired central heating with under floor heating to the ground floor and a mains sewer connection.

Location

The village offers a post office, Nocton community Hub which also houses the Ripon arms public house which offers regular events, Nocton community primary school which is rated as good by Ofsted, all saint's church, Nocton cricket club and a free of charge large dog walking field which is kindly financed by Dyson Farming. There are lots of walks available right on your doorstep to the Nocton estate, stepping out trail, spires and steeples arts and heritage trail and down to attractive rural hamlet of Wasps Nest. The Red Lion at Dunston and the Checkers at Potterhanworth are both 15 minutes walk and serve good food. Nearby Metherringham offers a railway station, shops and takeaways as well as nearby Branston.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band C

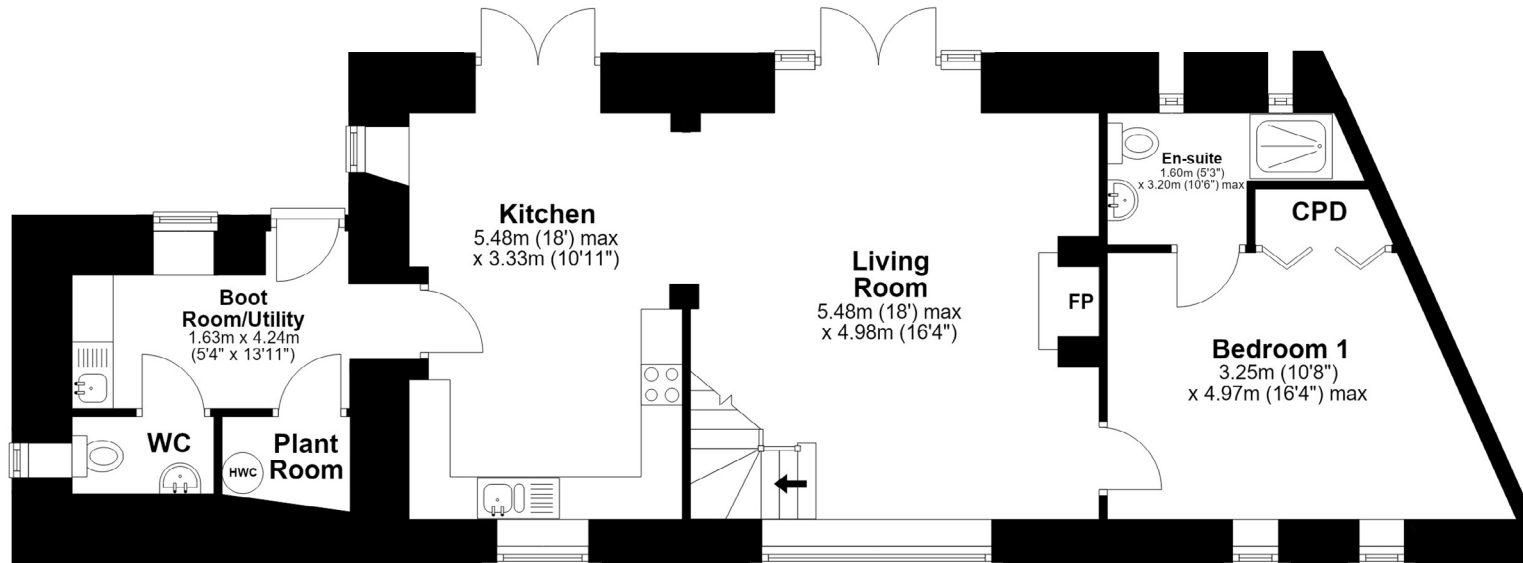
Mobile & Broadband

We understand from the Ofcom website there is good mobile coverage from EE, Three, O2 and Vodafone however interested parties are advised to check with their provider. We understand from the Ofcom website that standard and super fast broadband is available at this property with a max download speed of 80 Mbps and an upload of 20 Mbps.



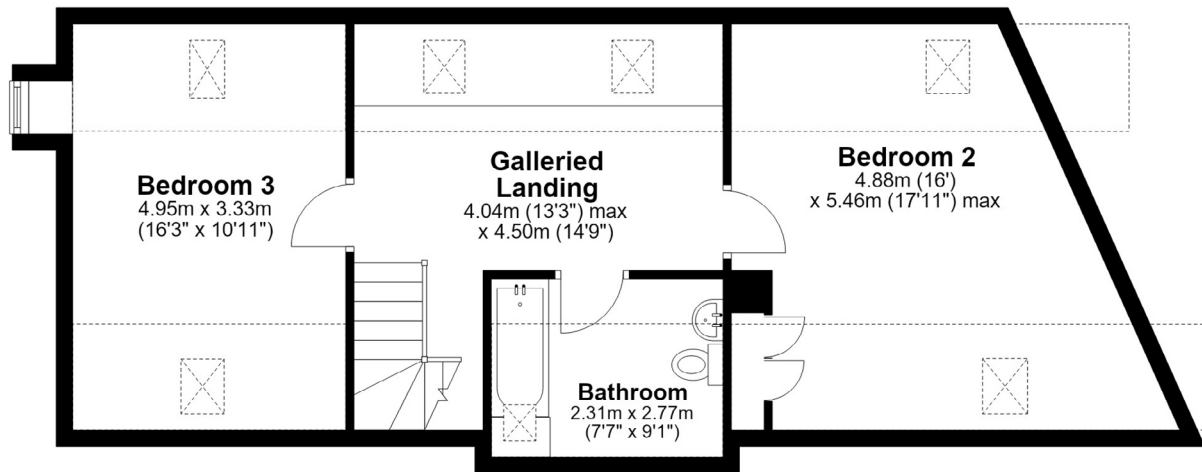
Ground Floor

Approx. 78.0 sq. metres (839.1 sq. feet)



First Floor

Approx. 62.8 sq. metres (676.3 sq. feet)

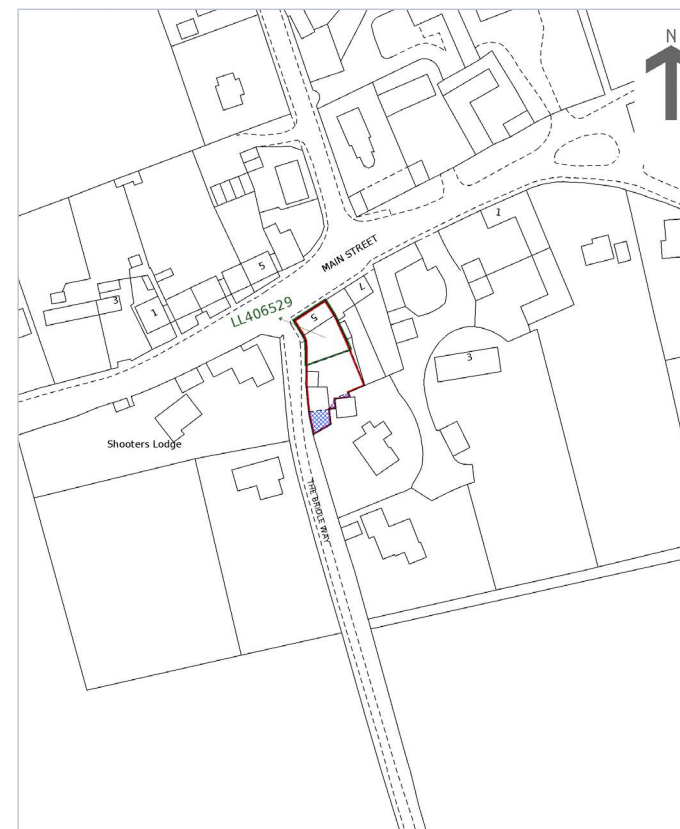
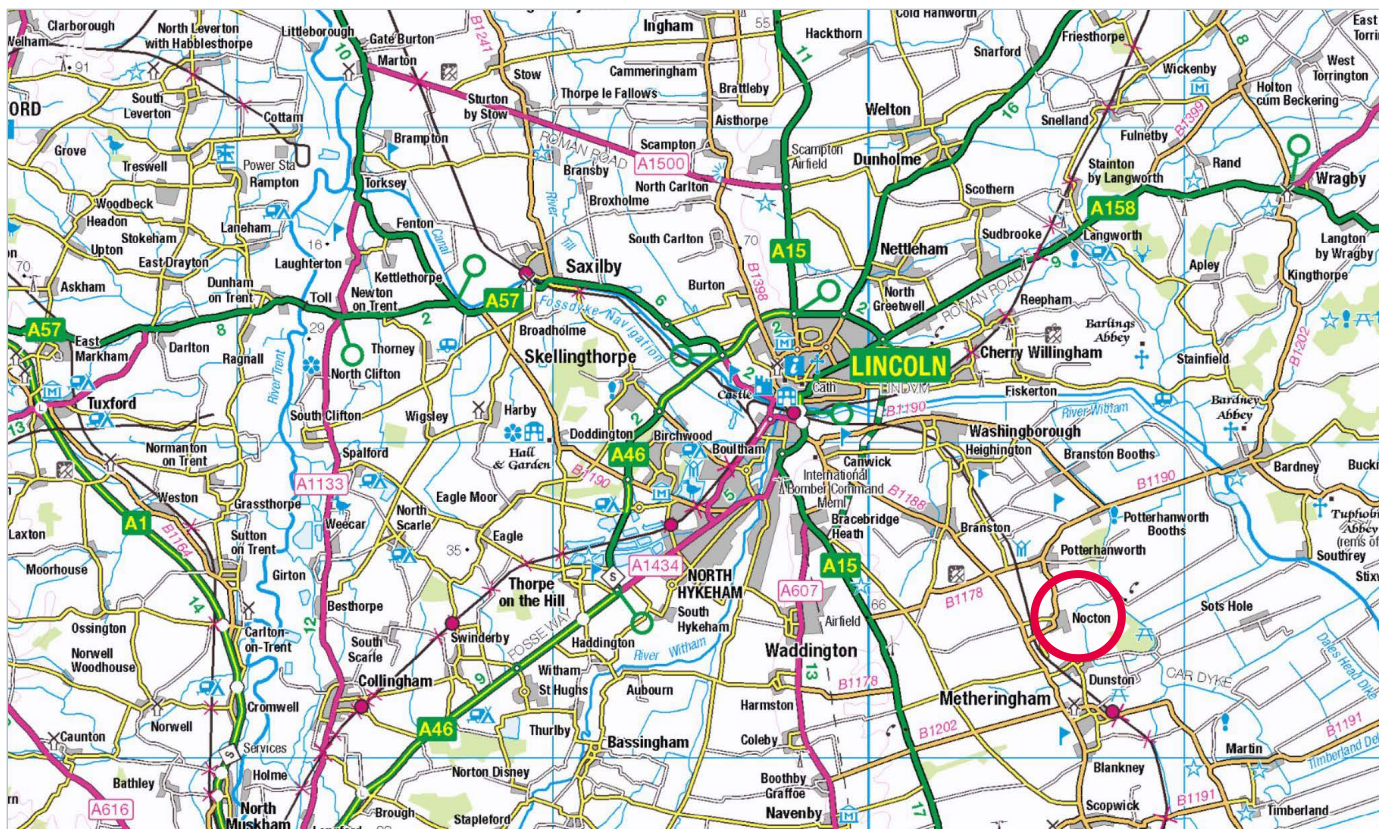


Total area: approx. 140.8 sq. metres (1515.4 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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Wheelwrights Barn, Nocton





Directions - LN4 2BH

From Lincoln follow the B1188 Sleaford Road until you reach a left hand turn onto the B1202 towards Nocton. As you reach the village turn right onto The Bridge Way and the property is on your left.

<https://what3words.com/marathons.slate.umpires>

Buyer identity check

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Agent

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