



2 Bridleway Close
Nocton, Lincoln. LN4 2FA

BELL



2 Bridleway Close

Nocton

This is a detached family home of traditional brick-built construction, with east facing frontage, located within a residential cul-de-sac in Nocton. There is a garden to the frontage with driveway leading to the double garage and enclosed rear garden.

The accommodation comprises; hallway, sitting room, open plan dining kitchen, utility/cloakroom, four bedrooms to first floor with en-suite to principal and family bathroom.

ACCOMMODATION

Storm Porch with pitched tiled roof having main entrance door to:

Main Hallway with spindle and balustrade staircase up to first floor, exposed brick feature wall, tiled floor, under stairs storage area access from the rear of the kitchen door and radiator. Doors to kitchen and to:

Sitting Room of generous proportions, having front facing windows, brick feature fireplace with log-burning stove and timber beam inset, carpeted floor, exposed ceiling beams, radiator, French doors to the rear garden.

Kitchen & Dining Area with open plan concept, having a range of fitted base, wall and drawer units, hardwood worktops, one and half bowl sink unit, Rangemaster cooker with matching extractor hood as a focal point. Defined dining area with feature light fitting, tiled floor, radiators. West-facing external door opening directly onto the rear garden. Door to:





Utility/Cloakroom fitted with a sink, space and plumbing for laundry appliance, Grant oil fired central heating boiler, tiled floor. Door to cloakroom area with low level WC and wash hand basin. Additional uPVC glazed external door to the garden.

First-Floor

Landing with rear-facing window overlooking the garden, carpeted floor, solid timber balustrade and handrail with traditional spindle detailing to the stair rail, radiator, feature light fitting. Built in airing/linen cupboard housing the hot water cylinder (Stelflow – Duplex unvented) with carpeted floor.

Principal Bedroom having window overlooking the front of the property; built-in wardrobes, carpeted floor, radiator, decorative light feature. Door to:

En-Suite Shower Room with west facing aspect; comprising corner shower enclosure with modern fittings, rain shower head and full height wall tiling, low level WC and pedestal wash hand basin with vanity cabinet over. Wood flooring, tiling to around dado rail height, ceiling light and shaving / electric toothbrush point.

Bedroom 2 a well-proportioned room with west facing aspect; carpeted floor, radiator and ceiling light.

Bedroom 3 (suitable for use as a home office) with east facing aspect; carpeted floor, radiator and ceiling light.

Bedroom 4 with east facing aspect; carpeted floor, radiator and ceiling light.

Family Bathroom having south facing aspect; having a panelled bath with mixer tap and shower attachment, shower enclosure with modern fittings and rain shower head, pedestal wash hand basin and low level WC. Wood flooring, walls finished with partially tiled surrounds, incorporating a decorative mosaic border, mirrored vanity cabinet and heated towel rail.





OUTSIDE

The property has east facing frontage with driveway leading to the Double Garage, brick-built to match the main house, with power structurally joint with the neighbouring property's garage. There is potential for Electric vehicle charging point installed on the driveway.

The well enclosed west facing, rear garden provides a private outdoor space with wooden fence providing a secure environment for children and pets. Immediately to the rear of the property is concrete paving. A gravelled section runs along the rear and side of the property leading back to the double garage.

THE AREA

Nocton is a very desirable village with many attractive stone, period and modern residences, a well-respected primary school and a good community spirit. Nearby Metheringham offers a broad range of local amenities including a rail link to Lincoln, a primary school, post office, Co-op supermarket, pharmacy, takeaway outlets and public houses. There are good road connections out to surrounding RAF bases in the area, the City of Lincoln (7 miles) with its new eastern bypass and an ever-growing university campus set around the Brayford Marina; Sleaford (12 miles), Grantham (23 miles), the A1 (20 miles) and accompanying Newark with its London Kings Cross high speed rail link.



North Kesteven District Council – Tax band: D

ENERGY PERFORMANCE RATING: C

Oil fired heating- underfloor heating to ground floor

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

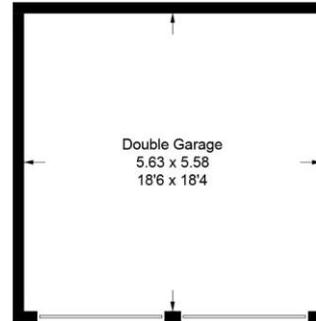
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Approximate Gross Internal Area
Ground Floor = 59.8 sq m / 644 sq ft
First Floor = 59.2 sq m / 637 sq ft
Double Garage = 31.6 sq m / 340 sq ft
Total = 150.6 sq m / 1621 sq ft



= Reduced headroom below 1.5m / 5'0"

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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