



**Chestnut Close, Nocton, Lincoln, LN4 2DJ**

**welcome to**

**Chestnut Close, Nocton, Lincoln**

Early viewing is essential for this generous detached home tucked away on a cul-de-sac within the sought after village of Nocton. Boasting well presented accommodation throughout, two reception rooms, four double bedrooms, gated driveway parking and a detached double garage.



## **Entrance Hall**

With front door, double glazed window to the front and bespoke shutters, tiled flooring and radiator.

## **Cloakroom Wc**

With double glazed obscured window to the side and bespoke shutters, wc, wash hand basin, tiling to the floor, part tiling to the walls and radiator.

## **Lounge**

26' 3" x 11' 9" ( 8.00m x 3.58m )

With double glazed window to the front and bespoke shutters, double glazed double doors opening to the rear garden, feature log burner with brick surround, exposed beams, wooden flooring and radiator.

## **Dining Room**

10' 11" x 9' 7" ( 3.33m x 2.92m )

With radiator, double glazed window to the front and bespoke shutters, exposed beams and tiled flooring.

## **Kitchen / Breakfast Room**

12' 9" x 10' 1" ( 3.89m x 3.07m )

With double glazed window to the rear and bespoke shutters, a modern fitted kitchen in a range of wall and base units with work surfaces and breakfast bar, integral oven, induction hob with extractor fan over, integral microwave, integral dishwasher, integral fridge freezer, inset ceiling lights, inset sink and drainer, tiling to the floor and radiator.

## **Utility Room**

5' 7" x 10' 8" ( 1.70m x 3.25m )

With tiled flooring, radiator, a range of wall and base units, stainless steel sink and drainer, double glazed door to the rear and built in storage.

## **Landing**

With laminate flooring, double glazed window to the front and bespoke shutters, loft access point and airing cupboard.

## **Bedroom One**

11' 8" x 13' 11" ( 3.56m x 4.24m )

With double glazed window to the rear and bespoke shutters, wooden flooring and radiator.

## **En Suite**

With obscured double glazed window to the rear and bespoke shutters, shower, wc, wash hand basin, tiling to the walls and floor, heated towel rail and extractor fan.

## **Bedroom Two**

11' 8" x 11' 7" ( 3.56m x 3.53m )

With double glazed window to the front and bespoke shutters, radiator and wooden flooring.

## **Bedroom Three**

8' 10" x 10' 10" ( 2.69m x 3.30m )

With double glazed window to the rear and bespoke shutters, wooden flooring, radiator and built in storage.

## **Bedroom Four**

9' 3" x 9' 7" ( 2.82m x 2.92m )

With double glazed window to the front and bespoke shutters, wooden flooring and radiator.

## **Bathroom**

With obscured double glazed window to the rear and bespoke shutters, bath with shower fitted over, wc, wash hand basin, wooden flooring and part tiling to the walls.

## **Outside**

Secure gated access leads to a generous fence enclosed gravel driveway providing ample off road parking for numerous vehicles, access to the front door, gated side access to the rear garden and access to the detached double garage. To the rear is a spacious enclosed garden which is mainly laid to lawn with a generous patio area ideal for seating and gravel borders, with the additional benefit of an outdoor pod currently used as a therapy room, a hot tub and a summer house.

## **Detached Double Garage**

With electrically operated garage doors.

## **Outdoor Pod**

With power and light, currently used as a therapy room but an ideal opportunity to use as an office space.

## **Agents Note**

Our vendor advises that the property benefits from a boiler newly installed in February 2026.



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welcome to

## Chestnut Close, Nocton, Lincoln

- BEAUTIFULLY PRESENTED DETACHED HOME
- GATED DRIVEWAY PARKING
- DETACHED DOUBLE GARAGE & OUTDOOR POD
- MODERN ACCOMMODATION THROUGHOUT
- TUCKED AWAY POSITION

Tenure: Freehold

EPC Rating: C

Council Tax Band: E

# £475,000



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Property Ref:  
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 william h brown



**01522 534 771**



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



**williamhbrown.co.uk**