



**Wellhead Lane, Nocton Lincoln LN4 2BW**

**welcome to**

## **Wellhead Lane, Nocton Lincoln**

**\*\* STAR BUY \*\*** This immaculate extended family home is situated within the sought after village of Nocton, boasting modern accommodation throughout as well as en suite to the master bedroom, driveway parking and a generous enclosed rear garden.

### **Entrance Hall**

With solid wood flooring, radiator and understairs storage.

### **Cloakroom Wc**

With wc, wash hand basin, part tiling to the walls and tiling to the floor.

### **Lounge**

With double glazed double doors opening to the rear garden, carpet flooring, log burner with wooden mantle and radiator.

### **Open Plan Kitchen/Living Space**

A stunning and contemporary open plan kitchen/dining/living space with a modern fitted kitchen in a range of wall and base units with quartz work surfaces, two double glazed windows, alcove with space for range cooker and extractor fan, space for appliances and a kitchen island with wine fridge and feature lights above. Opening into the dining/living space, there are bifold doors to the side opening to the rear garden, a skylight, a double glazed window to the rear, space for dining table, radiator and wall lights. The entire space benefits from tiling to the floor and inset ceiling lights.

### **First Floor Landing**

With carpet flooring.

### **Bedroom One**

With double glazed window to the rear, dressing area, carpet flooring and radiator.

### **En Suite**

With obscured double glazed window to the front, shower, wc, wash hand basin, heated towel rail, inset ceiling lights, tiled flooring and part tiling to the walls.

### **Bedroom Two**

With double glazed window to the rear, carpet flooring and radiator.

### **Bedroom Three**

With double glazed window to the rear, carpet flooring and radiator.

### **Bedroom Four**

With double glazed window to the front, carpet flooring and radiator.

### **Bathroom**

With obscured double glazed window to the front, P-shape bath with wall mounted shower and fitted screen, wc, wash hand basin, wooden flooring and part tiling to the walls.

### **Outside**

Property benefits from a gravel driveway to the front providing off road parking with a further hedge fronted area of gravel, pathway leading to the front door and gated side access to the rear garden. The generous enclosed rear garden is mainly laid to lawn with a patio area ideal for seating and outdoor dining and a summer house.

### **Vendor's Note**

Our vendor advises they currently pay rent for the use of a garage situated to the rear of the property, and this may be available to prospective purchasers. Please call the agent for more details.





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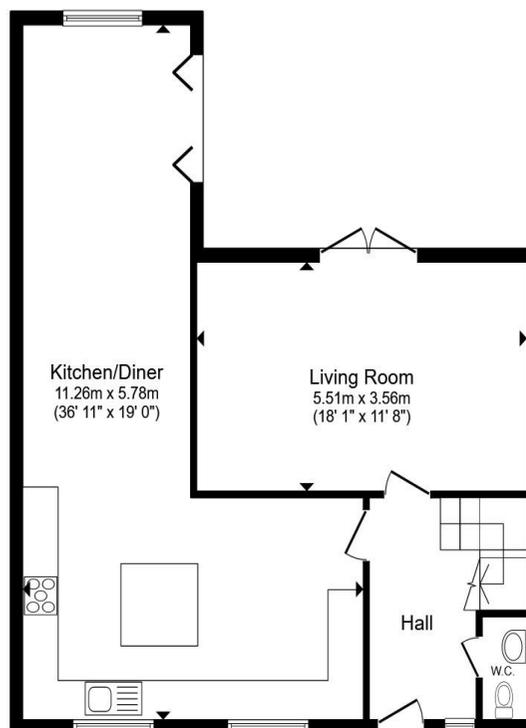
## Wellhead Lane, Nocton Lincoln

- STUNNING & MODERN EXTENDED HOME
- FOUR WELL-PROPORTIONED BEDROOMS
- EN SUITE, FAMILY BATHROOM & DOWNSTAIRS WC
- CONTEMPORARY KITCHEN/DINING/LIVING SPACE
- SEPARATE LIVING ROOM

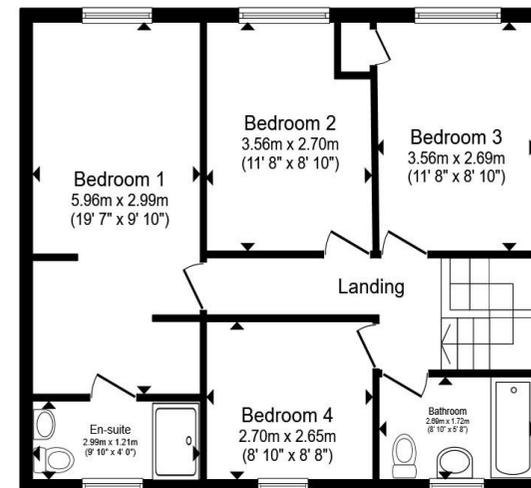
Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: A

**£350,000**



Ground Floor



First Floor

Total floor area 130.5 m<sup>2</sup> (1,405 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
LCR118125 - 0003

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