



## 52 Nocton Drive

Lincoln, LN2 2AG



Book a Viewing!

**£150,000**

A Two Bedroom End Terraced House situated on a generous plot in a popular Uphill location, to the North of the Cathedral City of Lincoln. The property has internal living accommodation comprising of an Entrance Hall, Lounge/Diner, fitted Kitchen, side Porch with Workshop and Store Room and a First Floor Landing leading to two Double Bedrooms and a Bathroom. To the front of the property there is a lawned garden and generous driveway. To the rear there is an enclosed garden. Viewing of this property is highly recommended. NO CHAIN.



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## SERVICES

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – A

**LOCAL AUTHORITY** - Lincoln City Council

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

## LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.

## HALL

With staircase to the first floor, under stairs storage cupboard, electric heater and double glazed window to the side aspect.

## LOUNGE/DINER

19' 10" x 10' 11" (6.07m x 3.35m) With double glazed windows to the front and rear aspects, gas fire set within a feature fire surround and radiator.

## KITCHEN

12' 2" x 7' 5" (3.71m x 2.27m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps over, spaces for washing machine, fridge freezer and cooker, tiled splashbacks, radiator, double glazed window to the rear aspect and door to the side porch.

## SIDE PORCH

With doors to the front and rear aspects and access to a store room.

## WORKSHOP

7' 0" x 5' 0" (2.14m x 1.53m) With window to the front.

## FIRST FLOOR LANDING

With double glazed window to the side aspect.

## BEDROOM 1

14' 1" x 8' 9" (4.30m x 2.68m) With double glazed window to the front aspect, over stairs storage cupboard with gas fired central heating boiler and radiator.

## BEDROOM 2

10' 8" x 10' 7" (3.27m x 3.25m) With double glazed window to the rear aspect and radiator.

## BATHROOM

Fitted with a three piece suite comprising of a panelled bath with shower over, close coupled WC, pedestal wash hand basin, airing cupboard, tiled walls, radiator and double glazed window to the rear aspect.

## OUTSIDE

To the front of the property there is a lawned garden and a side driveway providing off street parking for multiple vehicles. To the rear of the property there is an enclosed garden laid mainly to lawn with mature shrubs.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our **QUALIFIED/SPECIALIST VALUERS**. Ring in to one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWHL, J Walter and Cullum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.

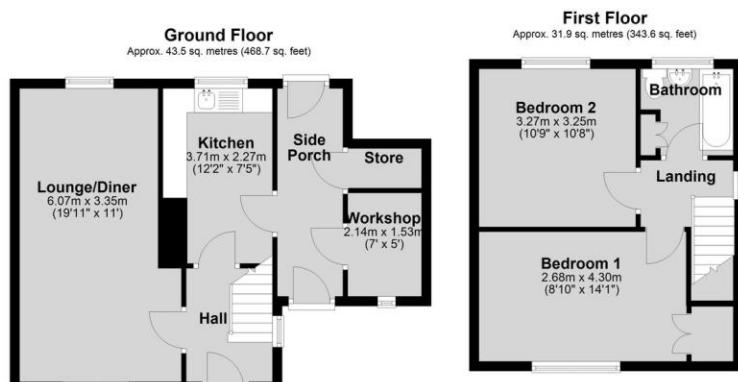
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give no notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated here in as not verified.

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Total area: approx. 75.5 sq. metres (812.3 sq. feet)

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG26 0EN  
01636 813971

**46 Middle Gate**  
Newark  
NG24 1AL  
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

