



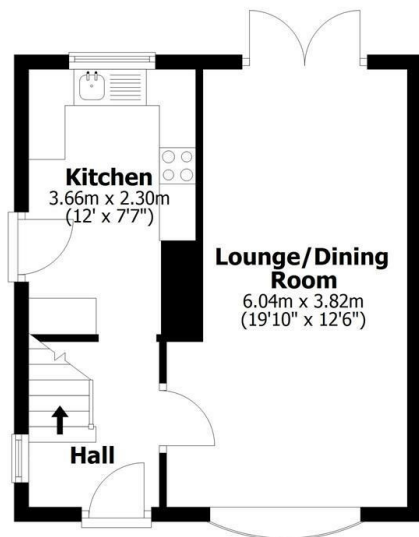
23 Nocton Drive, Lincoln, LN2 2AG

Asking Price £165,000

- Two Double Bedrooms
- Driveway Parking
- Well Presented Throughout
- Council Tax Band A
- Large Lounge
- Large Rear Garden
- Close to Schools and Shops
- Fitted Kitchen
- Gas Central Heating
- EPC Rating D

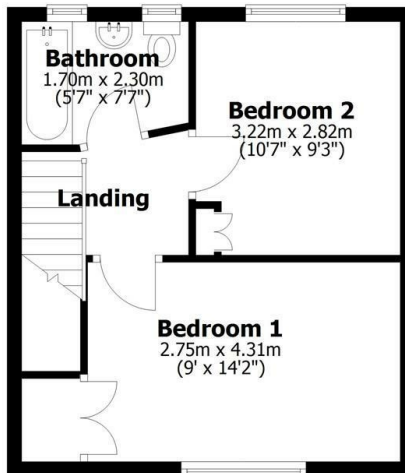
Ground Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



First Floor

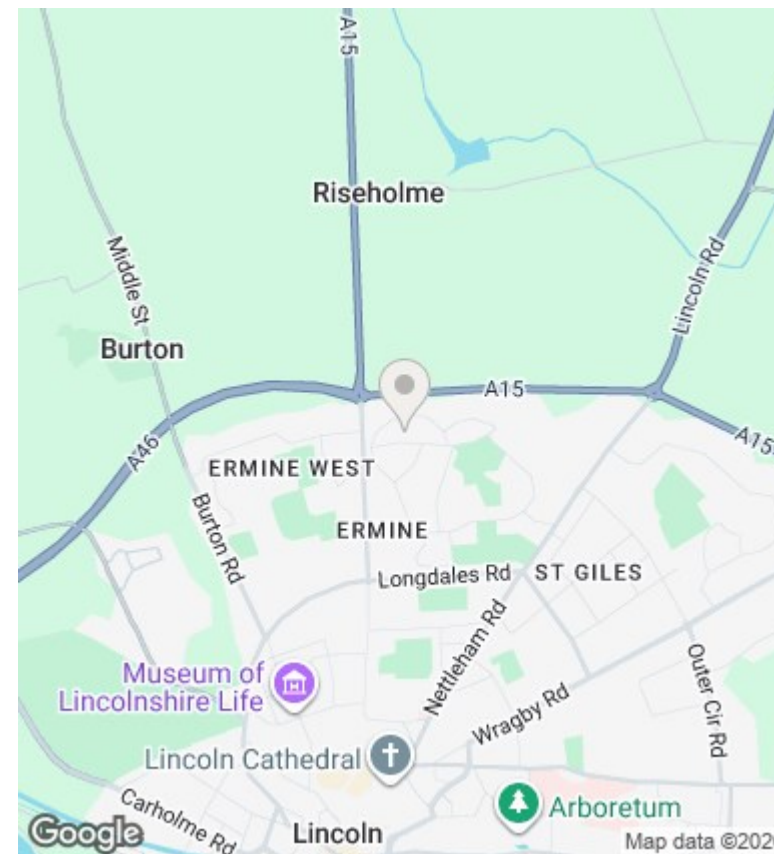
Approx. 31.7 sq. metres (341.1 sq. feet)



Total area: approx. 66.5 sq. metres (715.8 sq. feet)

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 any compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.

Drewery Jones Independent Estate Agents
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 01522 396059 to make an appointment.

Council Tax Band

C

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	