



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 with bespoke shutters opening to the rear garden, feature log burner with brick surround, exposed beam surround, 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 lighting underneath) with work surfaces and breakfast bar, integral oven, induction hob with extractor fan over, integral microwave, integral dishwasher, inset ceiling lights, undermount ceramic 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, integral fridge freezer, water softener, a range of wall and base units, concealed washing machine & dryer, stainless steel sink and drainer, double glazed stable door to the rear and built in storage housing newly installed boiler (February 2026).

Landing

With laminate flooring, double glazed window to the

front and bespoke shutters, loft access point with drop down ladder 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 on both sides of the property, 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 double glazed window, personnel door and electrically operated garage doors. The oil tank is also concealed behind the garage.

Bespoke Timber Pod

With power and light, double glazed uPVC window to the rear and double glazed door to the front.

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 WITH MODERN ACCOMMODATION THROUGHOUT
- GATED DRIVE WITH AMPLE PARKING
- DETACHED DOUBLE GARAGE & OUTDOOR OFFICE
- NEWLY INSTALLED BOILER
- TUCKED AWAY POSITION

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

£460,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR123163 - 0008

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