



Elmsbrook Nocton Road, Potterhanworth, Lincoln, LN4 2DN
Offers over £515,000



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A truly impressive detached family home positioned in the highly regarded village of Potterhanworth, offering just under 2,000 sq ft of beautifully proportioned accommodation designed for modern living. This elegant residence seamlessly blends spacious reception rooms with a striking open-plan kitchen, creating a sociable heart to the home, while four generous bedrooms, a dedicated home office and multiple bathrooms ensure flexibility for growing families. Set behind a sweeping driveway with an integral double garage and surrounded by mature, private gardens, this is a superb opportunity to acquire a substantial, high-quality home in a peaceful yet well-connected Lincolnshire setting.



Living Room

19'7" x 11'4" (5.99m x 3.46m)

A bright and elegant dual-aspect reception room offering generous proportions, ideal for relaxing and entertaining.

Kitchen / Living / Dining Area

19'7" x 11'4" (5.99m x 3.46m)

A superb open-plan space forming the heart of the home, perfect for modern family living with ample room for dining and seating.

Kitchen / Living Area

26'2" x 12'5" (8.00m x 3.81m)

An additional versatile kitchen area, ideal as a breakfast or informal sitting space with access to the main living areas.

Hallway

9'9" x 5'0" (2.98m x 1.54m)

A welcoming central hallway providing access to the principal ground floor rooms.

WC

6'5" x 2'5" (1.98m x 0.76m)

Convenient ground floor cloakroom fitted with essential sanitary ware.

Utility Room

12'7" x 5'7" (3.85m x 1.71m)

A practical utility space with external access, ideal for laundry and additional storage.

Double Garage

18'4" x 14'5" (5.59m x 4.41m)

A spacious integral double garage providing secure parking and further storage potential.

Bedroom 1

19'7" x 11'4" (5.99m x 3.47m)

A generously sized principal bedroom offering a bright and comfortable retreat.

Bedroom 2

11'11" x 14'3" (3.64m x 4.35m)

A spacious double bedroom with pleasant outlook and ample furnishing space.

Bedroom 3

8'11" x 12'7" (2.73m x 3.85m)

A well-proportioned bedroom ideal for family or guests.

Bedroom 4

9'4" x 8'11" (2.85m x 2.74m)

A versatile fourth bedroom suitable as a nursery or additional guest room.

Bedroom 5 / Office

9'4" x 7'4" (2.85m x 2.26m)

A dedicated bedroom or home office, perfect for remote working or study.

Ensuite

6'5" x 7'9" (1.98m x 2.38m)

A well-appointed ensuite in the master bedroom, for added convenience.

Family Bathroom

5'10" x 7'6" (1.78m x 2.30m)

An additional bathroom offering convenience.

Landing

2'10" x 21'9" (0.87m x 6.65m)

A spacious landing providing access to all first-floor rooms and enhancing the sense of space throughout.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1999 ft²
185.6 m²

Reduced headroom

10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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