



Main Street, Nocton

Lincoln, Lincolnshire, LN4 2BH

Offers Over £290,000



***** MORTGAGES - YOUR QUESTIONS ANSWERED *****

Mortgage clinic – Newton Fallowell Lincoln

Saturday 26th November

9am – 4pm

NO APPOINTMENT NECESSARY

A stone character cottage situated in the heart of the village in Nocton. With accommodation comprising of entrance porch, hallway, lounge with wood burner, breakfast/kitchen, walk in pantry, and cupboard. Upstairs there are three bedrooms, master with fitted wardrobes, and a family bathroom. The property further benefits from Upvc double glazing, oil central heating and an enclosed garden to the rear. No Onward Chain.

Entrance Porch

10 x 8'2 (3.05m x 2.49m)



External door to rear aspect and windows to side and rear aspects. Housing and plumbing for washing machine.

Hall

Doors leading to lounge and kitchen diner.

Lounge

16'9 x 12'7 (5.11m x 3.84m)



Windows to rear and side aspect, log burner and radiator.

Kitchen Diner

18'3 x 12'3 (5.56m x 3.73m)



Window to rear aspect and fitted with a range of wall and base units with worktop over, free standing cooker, integrated dishwasher, sink with drainer, boiler, breakfast bar, radiator and under stairs cupboard.

Pantry



Window to side aspect.

Landing



Window to rear aspect, radiator and doors leading to all rooms.

Bedroom One
16'11 x 12'7 (5.16m x 3.84m)



Window to rear and side aspects, fitted wardrobes and radiator.

Bedroom Two
13'2 x 10'2 (4.01m x 3.10m)



Window to rear aspect and radiator.

Bedroom Three
13'2 x 7'6 (4.01m x 2.29m)



Window to front aspect and radiator.

Bathroom



Window to rear aspect and fitted with panel bath with shower over, wash hand basin, low level WC, radiator and airing cupboard.

Outside



To the rear of the property there is a enclosed private garden laid to lawn and split in to two areas and patio area.

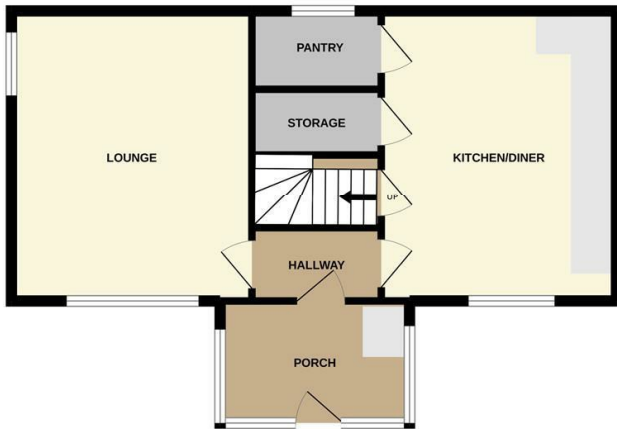
Agent Note



These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or

contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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