



24 Parklands Avenue, Nocton, Lincoln, Lincolnshire, LN4 2BF

£825,000 Freehold

SUMMER IS COMING and what better place to enjoy it than the garden of this superb village home, be it relaxing on the raised decked seating area watching the village stream meander by or barbecuing on the porcelain patio or should the weather not be as scorching as you would like you can relax in the timber studio and turn up the underfloor heating.

Prestigious Area | Popular Village of Nocton | Executive Detached Home | Recently Improved by Current Owners | Four Double Bedrooms with Two En-suites | Wow Factor Kitchen Living Area with Bi-Fold Doors | Established Gardens | Viewing Essential



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ACCOMMODATION

Reception Hallway - Approached by a part glazed composite door and having two full height windows to the front aspect the reception hallway offers access to the principal ground floor rooms, has a dog leg staircase to 1st floor landing, understairs cupboard, underfloor heating, coving to ceiling.

Cloakroom - Having opaque glazed window to front aspect, being recently refitted with a contemporary 2 piece suite comprising close coupled WC, freestanding marble pedestal with surface mounted hand wash basin, floor standing chrome tap, feature ceramic tiled wall, chrome heated towel radiator.

Living Room - 14'9" x 14'9" (4.5m x 4.5m) Having walk in box bay window to front aspect, double doors to dining area of Living Kitchen, marble adam style fireplace and hearth housing real fire, radiator, television point, radiator, coving to ceiling.

Living Kitchen - 39'5" x 20'4" max (12.01m x 6.2m max) Being extended and recently refitted by the current owners this is a stunning room with 3 velux roof lights, windows to the side and rear aspects and 3 sets of bi folding doors bringing the outdoors in!

The kitchen living space has two separate zoned areas of under floor heating, the kitchen offers a range of shaker style base and larder units with slate effect Dekton work surfacing, a range cooker in recessed fitment, a large island with double width sink recessed below complimentary Dekton work surfacing with waterfall ends.

Study - 11'4" x 9'2" (3.45m x 2.8m) Window to front aspect, television point, radiator.

Utility Room - 13'11" x 6'1" (4.24m x 1.85m) Window and door to rear aspect, built in cupboard housing floor standing oil fired boiler supplying central heating and hot water.

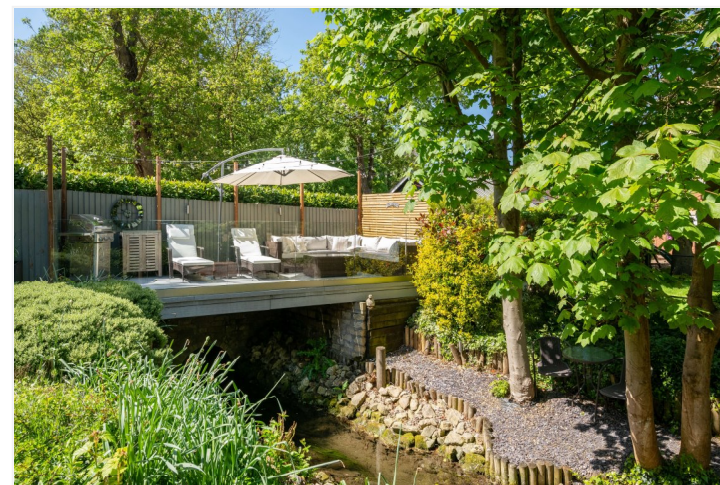
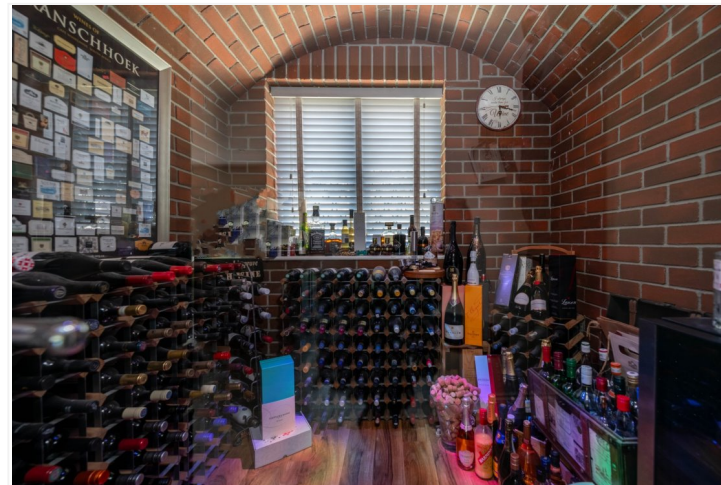
Fitted with base units with wood effect bevel edged work top over, one and a half bowl composite sink, radiator, personal door to garage.

Galleried Landing - The dog leg staircase rises from the reception hallway to the galleried landing having airing cupboard housing hot water cylinder and shelving, loft access, radiator.

Master Bedroom - 15' (4.57m) Having walk in box bay window to front aspect, over sized double wardrobe, television point, radiator.

Master En-Suite - Opaque glazed window to front aspect, fitted with a 3 piece suite comprising corner shower cubicle with mains fed shower, close coupled WC, pedestal handwash basin ceramic tiled flooring, chrome heated towel radiator, extractor fan.

Bedroom 2/ Guest Bedroom - 11'4" x 10'4" (3.45m x 3.15m) Windows to front and side aspect, radiator.



Guest En-Suite - Fitted with a 3 piece suite comprising corner shower cubicle with mains fed shower, modern close coupled WC, wall mounted hand wash basin, heated towel radiator, half height ceramic wall tiling.

Bedroom 3 - 12'5" x 10'8" (3.78m x 3.25m) Window to rear aspect, radiator.

Bedroom 4 - 11'8" x 10'8" (3.56m x 3.25m) Window to rear aspect, built in wardrobe, radiator.

Family Bathroom - Opaque glazed window to rear aspect, fitted with a 4 piece suite comprising panelled bath with mixer shower over, separate over sized shower cubicle with mains fed shower, close coupled WC, vanity unit housing hand wash basin, ceramic tiled flooring and half height wall tiling, radiator.

Outside - The property boasts an enviable position towards the end of the prestigious Parklands Avenue in Nocton.

to the front of the property is a tarmac driveway offering ample off street parking for 3 vehicles leading to the Garage 18'9" x 9'8" with up and over door to front aspect, light power and personal door to utility room.

The front gardens are laid to lawn with established shrub and flower border.

The gardens further extend to the rear and side of the property with the rear elevation being Westerly facing, these are laid to lawns with an established and well maintained shrub border, inset trees, a substantial timber Studio 15'5" x 8'9" with twin timber doors and two windows boasting underfloor heating.

To the side is a stunning secluded decked seating area with a glass balustrade spanning the village stream offering a tranquil spot to relax and unwind.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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