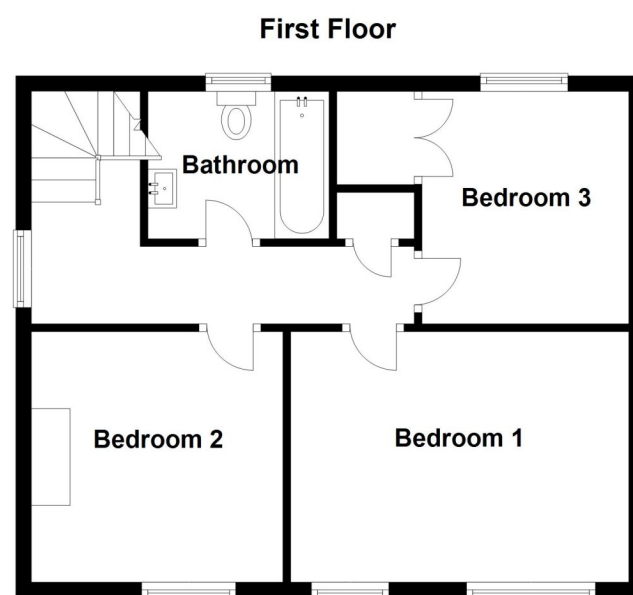
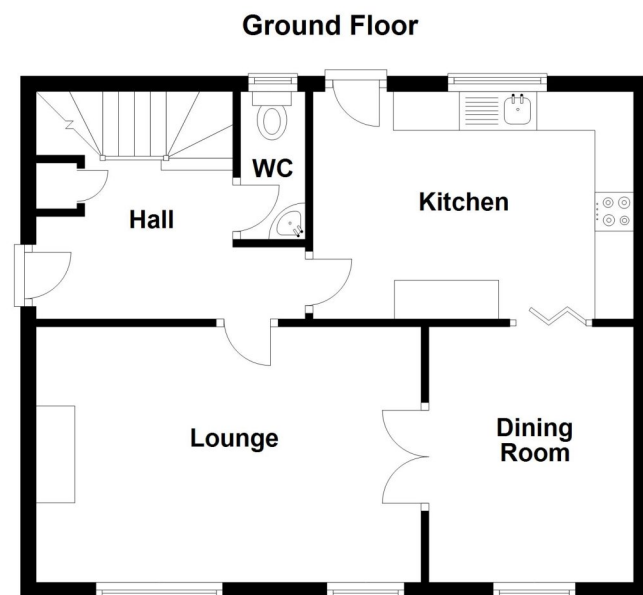


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



41 Wegberg Road, Nocton, Lincoln, Lincolnshire, LN4 2DB

£210,000 Freehold

This well presented Three Bedroom Semi-Detached home benefits from a modern fitted kitchen and family bathroom, and is further enhanced by a generously sized rear garden backing onto open woodland.

The internal accommodation comprises of Entrance Hall, Lounge, Kitchen, Dining Room, Downstairs W/C, Three Double Bedrooms and a Family Bathroom.

SEMI DETACHED FAMILY HOME | THREE DOUBLE BEDROOM | DOWNSTAIRS CLOAKROOM | DRIVEWAY | VIEWS OVER OPEN WOODLAND | MODERN FITTED KITCHEN | POPULAR VILLAGE LOCATION | WELL PRESENTED THROUGHOUT | SPACIOUS ACCOMMODATION.



Outside to the front of the property is a small lawned area and a gravelled driveway offering off street parking. The rear garden is of particular note, being enclosed to all aspects, overlooking open woodland, boasting a stunning large paved patio area, multiple raised beds and edged borders stocked with mature plants and shrubs. There is a garden shed, timber seating area, outside light and outside tap.

If you are looking for an idyllic village location with close proximity to countryside fields and picturesque walks, this is highly recommended. Nocton is located South-East of Lincoln and benefits from a post office, Church, village hall and primary school.



ACCOMMODATION

Entrance Hall

Living Room - 16'4" x 10'10" (4.98m x 3.3m)

Dining Room - 10'10" x 8'8" (3.3m x 2.64m)

Kitchen - 13'7" x 9'8" (4.14m x 2.95m)

Downstairs W/C



Bedroom One - 14'4" x 10'10" (4.37m x 3.3m)

Bedroom Two - 11' x 10'8" (3.35m x 3.25m)

Bedroom Three - 9'1" x 8'9" (2.77m x 2.67m)

Family Bathroom



LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B