



**34 Wegberg Road**

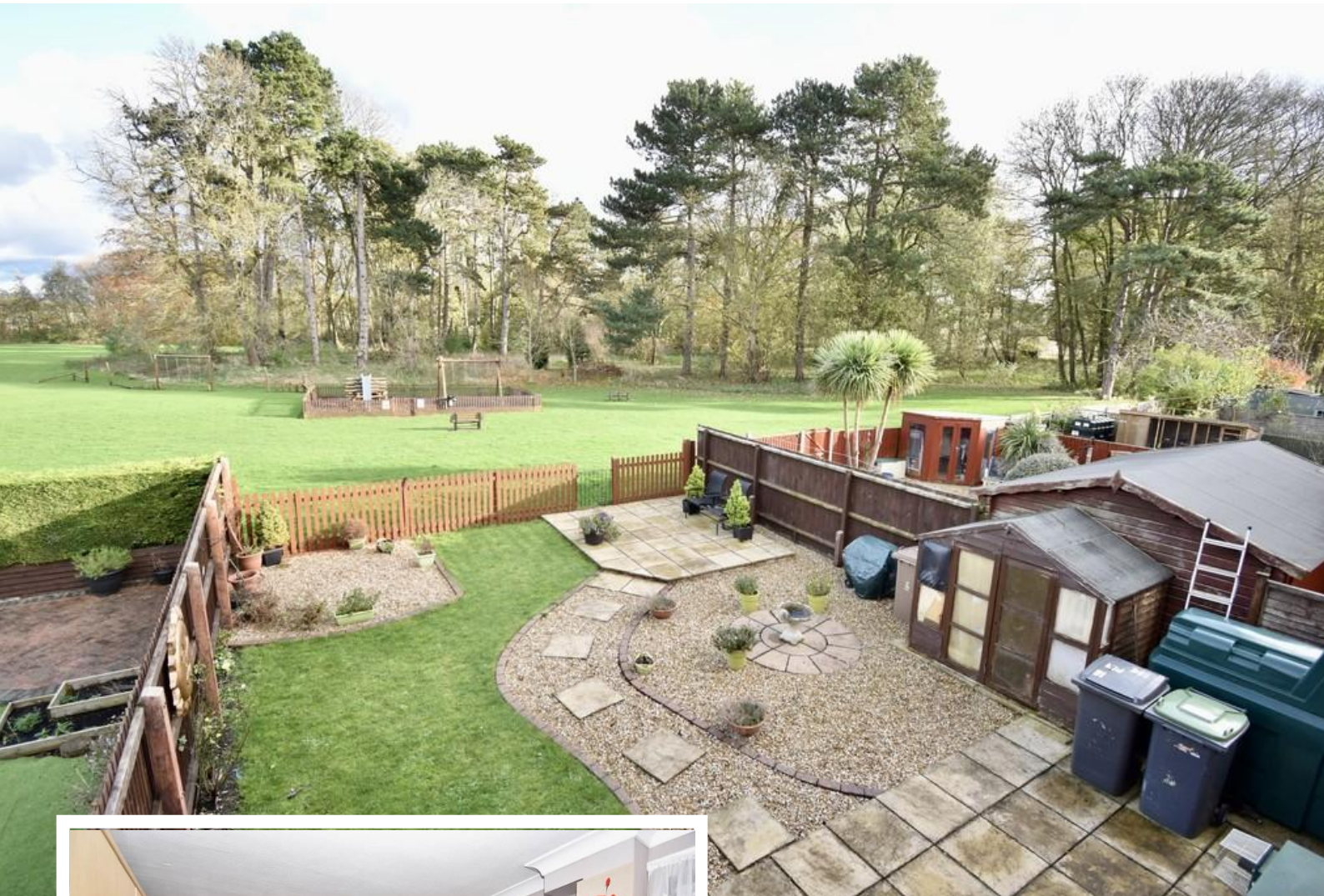
Nocton, Lincoln, LN4 2DB

**£185,000**

A three bedroomed semi-detached house situated in the sought after village of Nocton and backing on to Nocton Park Playground and overlooking woodlands. Internally the property offers well presented living accommodation to briefly comprise of Hallway, Lounge, Kitchen with Dining Area and First Floor Landing leading to three Bedrooms and Bathroom. Outside there is an attractive lawn garden to the rear with patio seating areas and a gate leading to the Nocton Park Playground. Viewing of the property is recommended.







**SERVICES**

Mains electricity, water and drainage. Oil fired central heating.

**SERVICE CHARGE**

There is an Annual Service Charge payable of £282.24 for the period 01.01.22 - 31.12.22 to the Nocton Park Management Ltd.

**EPC RATING** – D.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Travel out of Lincoln on the B1178 and upon approaching the village of Nocton take the first left signposted Wellhead Lane. Proceed to the village centre and then turn left on to Main Street which bears left on to Potterhanworth Road and then right on to Nocton Park Road. Continue along Nocton Park Road and where the road bears right at the end, this turns into Wegberg Road where the property can be located on the left hand side.







#### LOCATION

Nocton is a pleasant village which is located south east of Lincoln. The village has a small post office, village hall and local community primary school. There is further local primary schooling available in the nearby villages of Metheringham, Potterhanworth and Dunston.

#### HALLWAY

With uPVC double glazed external door to front elevation, uPVC double glazed window to side elevation, laminate flooring, stairs to the First Floor Landing, under stairs storage cupboard and radiator.

#### LOUNGE

14' 1" x 12' 1" (4.29m x 3.68m) With uPVC double glazed window to the front aspect, feature fireplace and surround and radiator.



#### KITCHEN

12' 3" x 9' 6" (3.73m x 2.9m) With uPVC double glazed window and stable door to rear elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, porcelain sink unit and drainer with mixer tap, space for a free standing cooker with extractor fan over, space for a fridge freezer, integral washing machine, integral dishwasher and radiator.

#### DINING AREA

8' 4" x 9' 6" (2.54m x 2.9m) With uPVC double glazed window to rear elevation.



#### FIRST FLOOR LANDING

With storage cupboard and access to roof void.

#### BEDROOM 1

12' 9" x 12' 3" (3.89m x 3.73m) With uPVC double glazed window to front elevation, built-in wardrobe and radiator.

#### BEDROOM 2

12' 9" x 9' 4" (3.89m x 2.84m) With uPVC double glazed window to rear elevation, built-in wardrobe and radiator.

#### BEDROOM 3

7' 10" x 9' 4" (2.39m x 2.84m) With uPVC double glazed window to front elevation, over stairs storage cupboard and radiator.



#### BATHROOM

With uPVC double glazed window to rear elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and bath with shower over, fully tiled walls, heated towel rail and extractor fan.



## OUTSIDE

To the front of the property there is a lawned garden with a block paved driveway to the side providing off road parking. To the rear of the property there is a patio seating area with decorative gravelled areas, lawned garden and a second patio seating area backing on to and overlooking the Nocton Park Playground and woodland.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Bridge McFarland, Ringrose and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CMH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £10 commission to the individual member of staff who generated the appointment.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

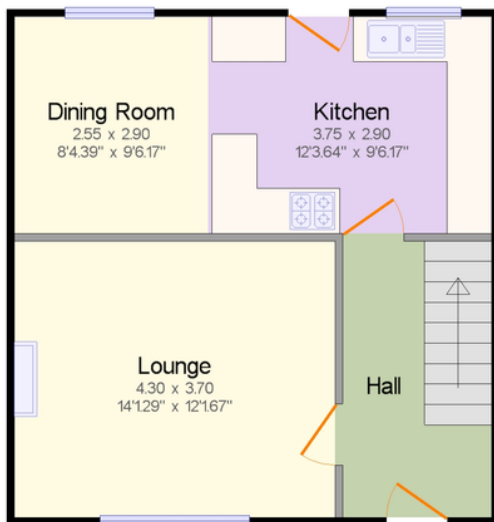
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

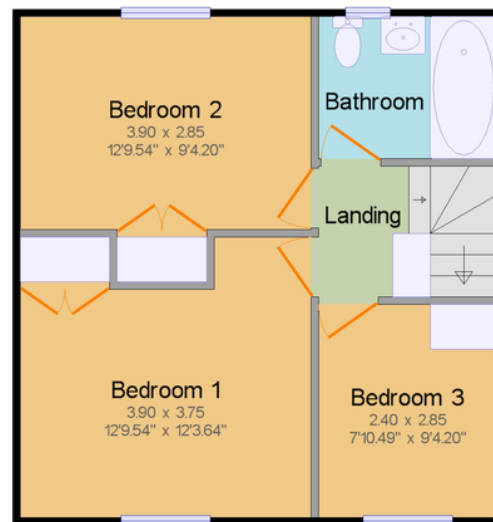
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
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Ground Floor



1st Floor

Total approx floor area: 86.5 m<sup>2</sup> (930.6 ft<sup>2</sup>)  
 Ground Floor: 43.3 m<sup>2</sup> (465.6 ft<sup>2</sup>)  
 1st Floor: 43.2 m<sup>2</sup> (465.0 ft<sup>2</sup>)

29 – 30 Silver Street  
 Lincoln  
 LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[residential@mundys.net](mailto:residential@mundys.net)  
 01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

