



Khormaksar Drive, Nocton Lincoln LN4 2DD

welcome to

Khormaksar Drive, Nocton Lincoln

Situated within the sought after village of Nocton is this ground floor flat boasting modernisation throughout, allocated parking, two double bedrooms, access to communal gardens and local access to amenities and schooling nearby.

Entrance Hall

With recently installed carpet flooring (2023) and built in storage.

Lounge

14' 6" x 10' 9" (4.42m x 3.28m)

With double glazed window to the rear, recently installed uPVC door and recently installed carpet flooring (2023).

Kitchen / Diner

13' 5" x 10' (4.09m x 3.05m)

With two double glazed windows to the rear, recently installed uPVC door, a recently fitted kitchen in a range of wall and base units with work surfaces, fitted electric oven, hob, stainless steel sink and drainer, space for washing machine, electric storage heater, part tiling to the walls and laminate flooring.

Bedroom One

10' 1" x 10' 2" (3.07m x 3.10m)

With double glazed window to the front, carpet flooring, built in storage and electric storage heater.

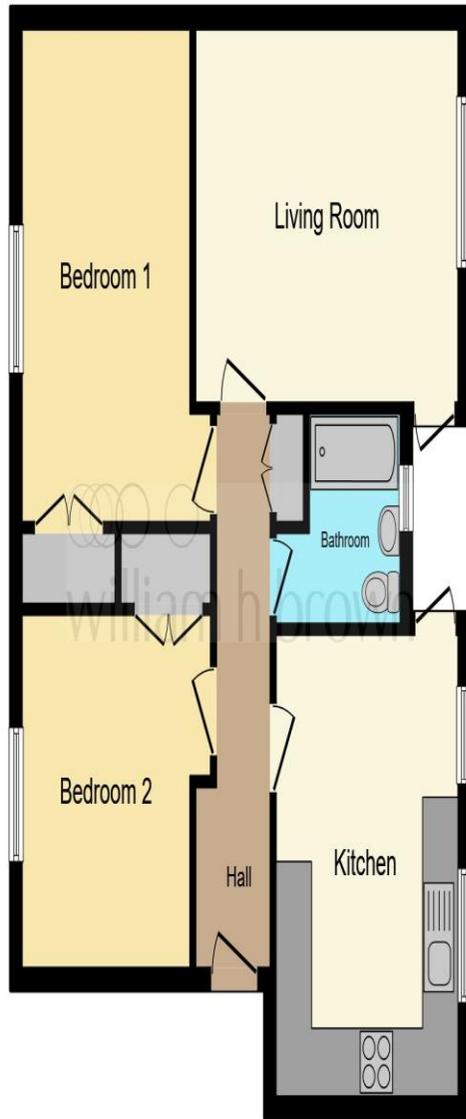
Bedroom Two

14' 4" x 9' (4.37m x 2.74m)

With double glazed window to the front, carpet flooring and electric storage heater.

Bathroom

Recently installed with obscured double glazed window to the rear, bath with shower fitted over, wc, wash hand basin, heated towel rail, tiling to the floor, extractor fan and fully tiled to the walls.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
**Khormaksar Drive,
Nocton Lincoln**

- WELL PRESENTED GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- RECENTLY INSTALLED KITCHEN & BATHROOM
- ALLOCATED PARKING & COMMUNAL GARDENS
- SOUGHT AFTER VILLAGE LOCATION

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 150.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£85,000



view this property online williamhbrown.co.uk/Property/LCR121067



Property Ref:
LCR121067 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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