



Main Street, Nocton, LN4

£318,000

None

Tenure: Freehold, **Bedrooms:** 4

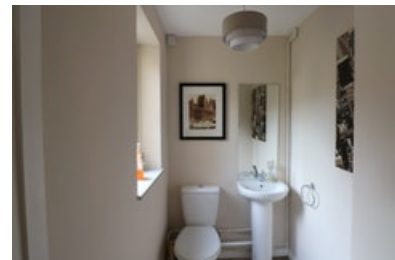
HouseSimple are incredibly proud to present this beautifully and stylishly converted four bedroom cottage, located in the heart of the highly sought after village of Nocton, within close proximity to local shops, amenities and excellent schools. The property which

Key features:

- Stone Cottage
- Open Plan Kitchen Diner
- AGA
- Wood Flooring
- Log Burner
- Popular Rural Village Location
- Spacious Gardens to Front and Rear
- 4 Bedrooms
- 2 Bathrooms and Downstairs Toilet
- 1500 sq ft

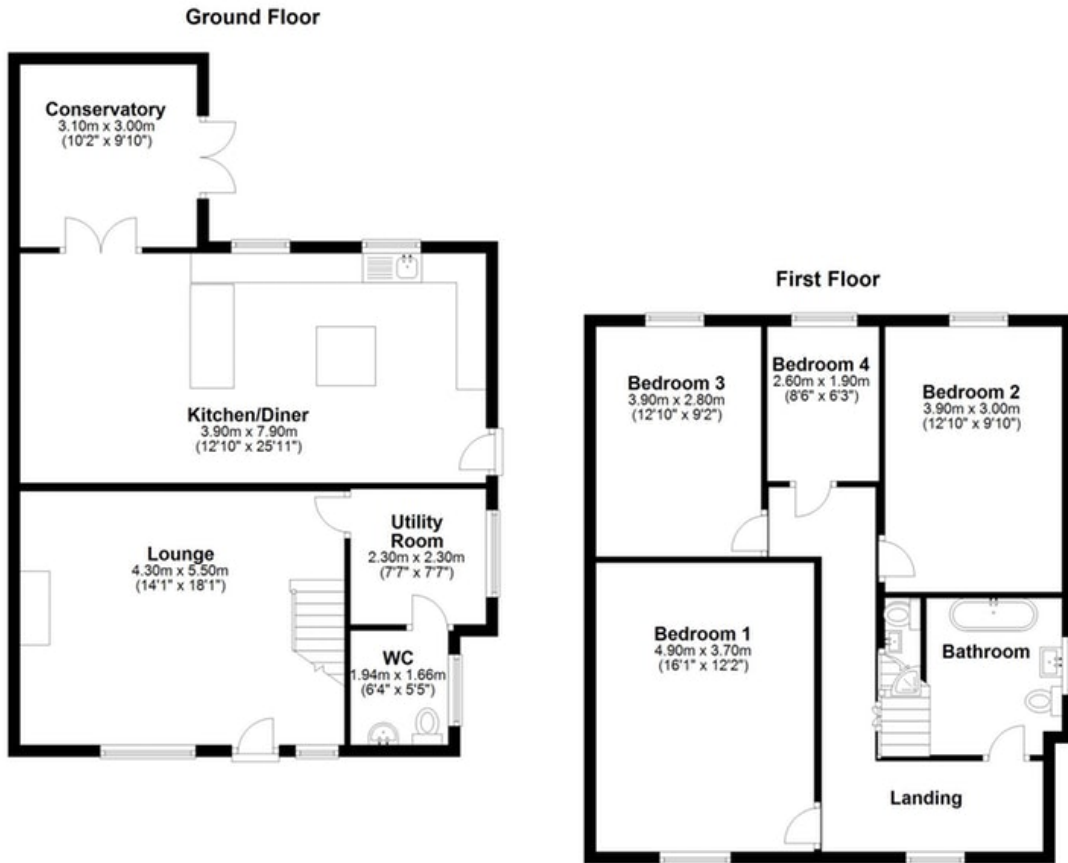
Extra info:

- **Property Age:** 170 years
- **Council Tax:** Band D (£1779.52 per-annum)
- **Double Glazing:** All
- **Heating:** Oil
- **Parking:** Private Driveway



HouseSimple are incredibly proud to present this beautifully and stylishly converted four bedroom cottage, located in the heart of the highly sought after village of Nocton, within close proximity to local shops, amenities and excellent schools. The property which is a seamless blend of period charm and modern living, boasts two reception rooms including a huge dual aspect kitchen diner with high spec integrated appliances, stunning conservatory with views over the lawns to the rear, separate work shop, downstairs WC and utility room, 2 family bathrooms, four well proportioned bedrooms and a gated driveway parking for numerous vehicles. Located within minutes of Lincoln City centre and less than a mile from the B1188 giving easy access to the A15, A17 and wider region. Viewings highly recommended!

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

3, Main Street
Nocton
LINCOLN
LN4 2BH

Dwelling type: Semi-detached house
Date of assessment: 16 March 2011
Date of certificate: 17 March 2011
Reference number: 9269-7017-6297-8449-8934
Type of assessment: RdSAP, existing dwelling
Total floor area: 142 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

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	57	61
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	217 kWh/m ² per year	197 kWh/m ² per year
Carbon dioxide emissions	6 tonnes per year	5.5 tonnes per year
Lighting	£141 per year	£79 per year
Heating	£839 per year	£806 per year
Hot water	£186 per year	£170 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

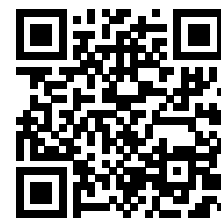
To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

MISREPRESENTATION ACT, 1967.

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