



7 Main Street
Nocton, Lincoln, Lincolnshire, LN4 2BH

Offers Over
£260,000

3 Bedroom End Of Terrace House

- Freehold
- No Onward Chain
- Driveway Parking
- Immaculately Refurbished
- End of Terrace Cottage
- Utility & Downstairs WC
- Spacious Garden
- Highly Sought After Village Location
- EPC Rating - E, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 7 Main Street, Nocton, Lincoln, Lincolnshire, LN4 2BH](#)



Overview

Pygott and Crone are pleased to offer this beautifully refurbished cottage, available with no onward chain.

Set in the heart of the popular village of Nocton, this delightful home dates back to 1914 and has been thoughtfully modernised while retaining its characterful charm. Features such as stone mullioned and oriel windows sit comfortably alongside a layout suited to contemporary living.

The property opens into a welcoming entrance hall, which flows into a generous open-plan kitchen and dining area—ideal for both everyday living and entertaining. This space continues with double doors leading through to a cosy lounge featuring a log burner. In addition, there is a separate utility room and a neatly presented ground floor WC.



Upstairs, the property offers three generously sized double bedrooms, together with a stylish family bathroom fitted with a four-piece suite, all presented to a high standard.

Externally, the cottage enjoys an attractive frontage, with a small driveway to the side leading through gates to the rear garden. The garden itself is of a good size, mainly laid to lawn with a patio area, and includes a fully insulated summer house—ideal for use as a home office, studio, or quiet retreat.

Located in a desirable position within the village, the property offers a peaceful setting with easy access to local amenities. Nocton is well regarded for its strong community feel, offering a primary school, village hall, playing fields, and pleasant countryside walks, while also providing convenient links to Lincoln, Sleaford, and surrounding areas.





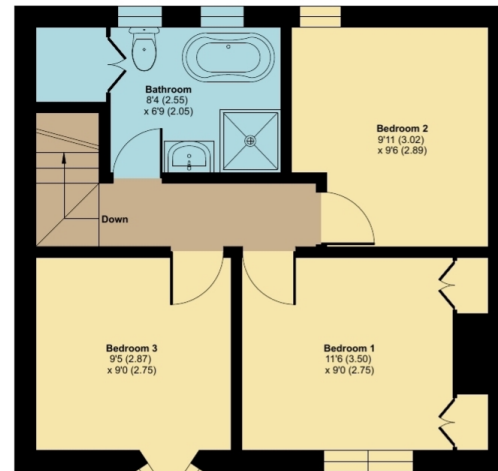
Main Street, Nocton, Lincoln, LN4

Approximate Area = 835 sq ft / 77.5 sq m

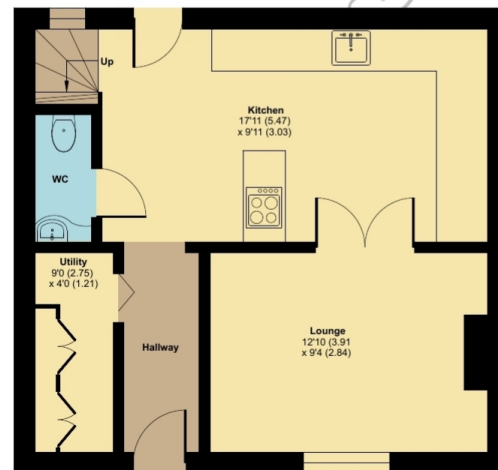
Outbuilding = 91 sq ft / 8.4 sq m

Total = 926 sq ft / 85.9 sq m

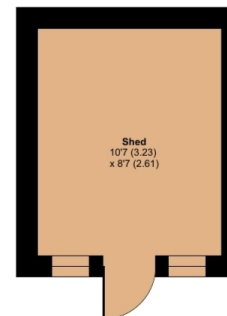
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Pygott & Crone



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Pygott & Crone. REF: 1440402



Location



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Bianca van Tonder
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

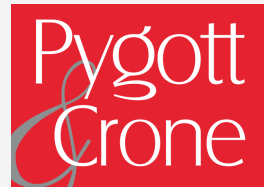
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.







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7 Main Street, Nocton
is on the market with our Lincoln branch

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