



17 Nocton Park Road
Nocton, Lincoln, Lincolnshire, LN4 2BE

Offers Over
£600,000

5 Bedroom Detached House

- Freehold
- Executive detached family home
- Immaculately presented throughout
- Five bedrooms
- Double garage and ample driveway parking
- Two ensuites and family bathroom
- Beautifully extended kitchen-living space
- Highly sought after location
- EPC Rating - C, Council Tax Band - F

[Click here to access the Energy Performance Certificate for 17 Nocton Park Road, Nocton, Lincoln, Lincolnshire, LN4 2BE](#)



Overview

An immaculate five-bedroom detached family home, beautifully presented throughout and situated in the sought-after village of Nocton.

This impressive property offers spacious and versatile accommodation, highlighted by a stunning open-plan kitchen, dining and living extension—creating the perfect space for modern family life and entertaining. A separate lounge provides a more formal reception space, while a dedicated study area is ideal for those working from home. Additional downstairs accommodation includes a useful utility room and a convenient W/C, enhancing the home's practicality for everyday living.



Upstairs features five well-proportioned bedrooms, with the primary room complete with its own dressing area and ensuite shower room. A second bedroom also benefits from an ensuite, with the remaining bedrooms served by a family bathroom.

Externally, the property is complemented by ample off-road parking leading to a double garage. The rear garden offers a private and enclosed space ideal for families and outdoor entertaining - predominantly laid to lawn with a patio seating area if required.

Situated within the highly desirable village of Nocton, the property enjoys an ideal semi-rural setting while remaining conveniently close to local amenities. The village itself is situated near to essential facilities, scenic countryside walks, and easy access to Lincoln city itself. Well-regarded schooling options and excellent transport links further enhance the location, making it an ideal choice for a range of buyers.

Agents Note: Approx. £140 per year for access to amenity land - parkland with play area and tennis courts.







Nocton Park Road, Nocton, Lincoln, LN4

Approximate Area = 2554 sq ft / 237.2 sq m

Garage = 357 sq ft / 33.1 sq m

Total = 2911 sq ft / 270.3 sq m

For identification only - Not to scale



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: 1453697



Location



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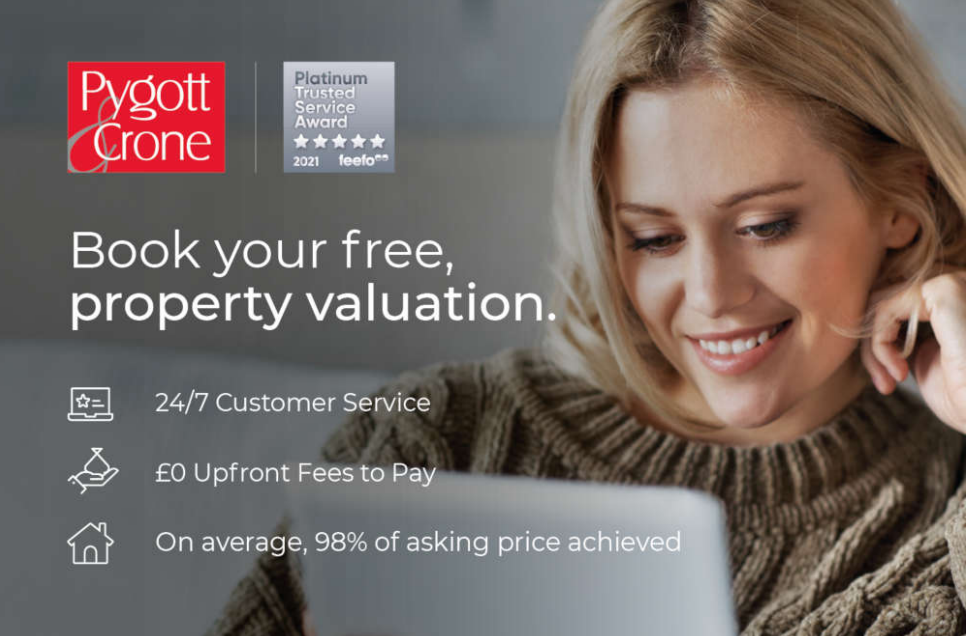
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