

Pygott & Crone

# 10 Chestnut Close

Nocton, Lincoln, Lincolnshire, LN4 2DJ

Offers Over

£375,000

# 4 Bedroom Detached House

- Freehold
- Detached Family Home
- Four Bedrooms
- Family Bathroom & En-Suite
- Driveway & Double Garage
- Two Reception Rooms
- Private Rear Garden
- Highly Sought After Village Location
- EPC Rating - C, Council Tax band - D

Click here to access the Energy Performance Certificate for 10 Chestnut Close, Nocton, Lincoln, Lincolnshire, LN4 2DJ





# Overview

Pygott and Crone are thrilled to present this four bedroom detached family home, perfectly positioned in the heart of Nocton—a vibrant village celebrated for its friendly community and stunning rural surroundings.

Inside, the property boasts spacious, flexible living accommodation ideal for modern family life. The charming lounge features a beautiful brick-built featurefireplace, while a second generous reception room offers excellent versatility, making it perfect for use as a dining room, home office, or playroom. Fitted kitchen leading to separate utility room, and a handy downstairs cloakroom/WC complete the ground floor.

To the first floor, the principal bedroom enjoys an en-suite shower room, alongside three further well-proportioned bedrooms and the family bathroom. Thoughtfully integrated storage is found throughout, enhancing convenience and practicality.





Outside, the private rear garden provides a peaceful haven ideal for relaxing, entertaining, or children's play.

The property is further complemented by driveway parking, an EV charger, recently installed air source heat pump and a secure double garage garage.

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: We have been advised there is a management charge of £127.29 per year for access to amenity land - parkland with play area and tennis courts.







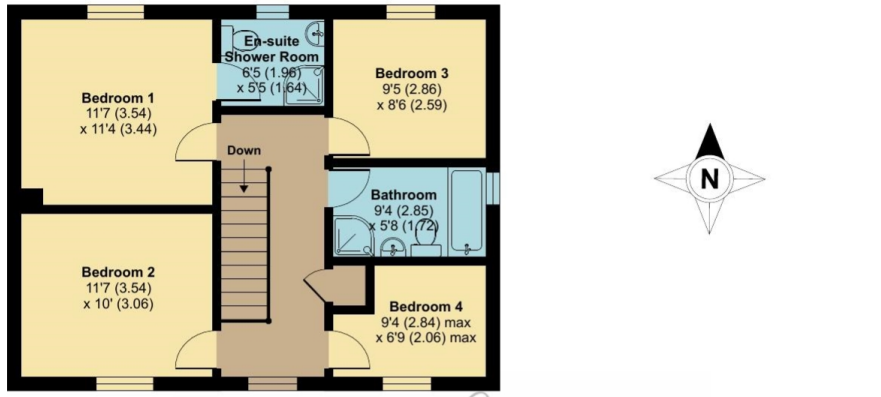




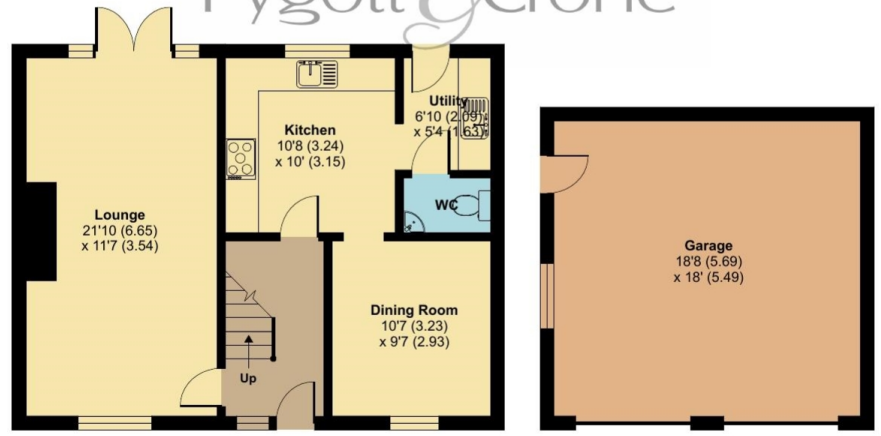


# Chestnut Close, Nocton, Lincoln, LN4

Approximate Area = 1238 sq ft / 115 sq m
Garage = 336 sq ft / 31.2 sq m
Total = 1574 sq ft / 146.2 sq m
For identification only - Not to scale




FIRST FLOOR




GROUND FLOOR

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Pygott & Crone. REF: 1521613









# Location




Show on Google: schools, doctors, supermarkets, restaurants, railway stations

Mortgage Advice Bureau

Stonebow
Financial Services Ltd

## Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.

Tommy Luff
Mortgage 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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**10 Chestnut Close, Nocton**
is on the market with our Lincoln branch

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