



16 Rostrop Road
Nocton, Lincolnshire.

BELL





16 Rostrop Road

Nocton

This is a very well presented and appointed and surprisingly large semi-detached four-bedroom family residence (GIFA 1,528 ft² / 142 m²), very pleasantly located on this no through road with delightful open country views across gently rolling Lincolnshire countryside to the north.

The house has been significantly extended and refurbished over the years with the large integral garage space offering great potential for conversion into extra of ground floor accommodation, as needed, subject to all necessary consents.

The house benefits from having good sized grounds of 0.12 of an acre (sts) providing good off road parking and an eye catching landscaped rear garden which certainly catches the eye.

This marvellous home offers well balance goods sized family accommodation, with great potential for further accommodation development, a wonderful village and country setting in one of the most charming of Lincoln heath villages and good road links out to an excellent range of shopping and social amenities in the area.



ACCOMMODATION

Entrance Lobby having uPVC double glazed panelled main entrance door, a delightful westerly view over the front garden and beyond to open countryside; light fitting. Glazed panelled interior door to:



Entrance Hall with staircase up to first floor, built-in under stairs storage cupboard and alcove, coving and radiator. Open doorways through to kitchen and lounge and door to:

Cloakroom comprising wash hand basin with toiletry cabinet beneath, low-level WC with concealed cistern, and radiator.

Lounge a delightful reception room with French doors providing an attractive southerly outlook over and access into the landscaped rear garden; chimney breast having brick featured fireplace with timber mantle, coving, radiator and wall light fittings. Wide open archway through to:

Dining Room attractively presented with coving and contemporary design style vertical radiator to one corner. sliding door to garden room and open archway through to:

Kitchen having a wonderful northerly view across the front garden and beyond open to gently rolling Lincolnshire countryside; an attractive range of contemporary design style fitted kitchen base, drawer and wall units, work surface with single drainer ceramic sink unit inset and concealed dishwasher and space for Worcester Danes Moore 15/1905 boiler beneath. The work surface extends around the adjoining wall with cupboard units above with space to one end for a brushed steel electric Excellence cooker with brushed steel cooker hood above. Attractive country style wall panelling in part to dado rail height and inset ceiling spotlight fittings. Door through to integral Garage/Utility.



Garden Room providing an appealing addition to the reception space of the house, with a southerly view across the eye-catching landscaped rear garden; radiator and inset ceiling spotlight fittings. French doors providing access to the garden patio area and door through to kitchen.



First Floor

Landing with built in airing cupboard containing the insulated hot water cylinder, access through space and contemporary design style radiator.

Family Shower Room having a marvellous view to the north out over the front garden beyond to open rolling countryside; very attractive contemporary design style appointment comprising walk in shower cubicle with feature glass panel, tiling to full height and a Mira Decor shower fitting. Attractive wash hand basin with toiletry drawers beneath, and above an illuminated mirror panelled medicine cabinet, low level WC, ladderback style towel rail/radiator ceiling spotlight fittings and extractor vent.

Bedroom having a very appealing southerly view down into the rear garden; built-in wardrobe space with floor to ceiling style sliding panelled doors and a further built-in clothes closet; coving and radiator.

Bedroom having an attractive outlook over the rear garden; built-in wardrobe space to one corner, coving and radiator.

Home Office/Family Room a wide landing area overlooking the front garden and beyond across Rostrop Road to gently undulating open countryside; built-in cupboard and wardrobe space to one corner and radiator. Archway through to Inner Lobby Landing having doors to adjoining bedroom accommodation.

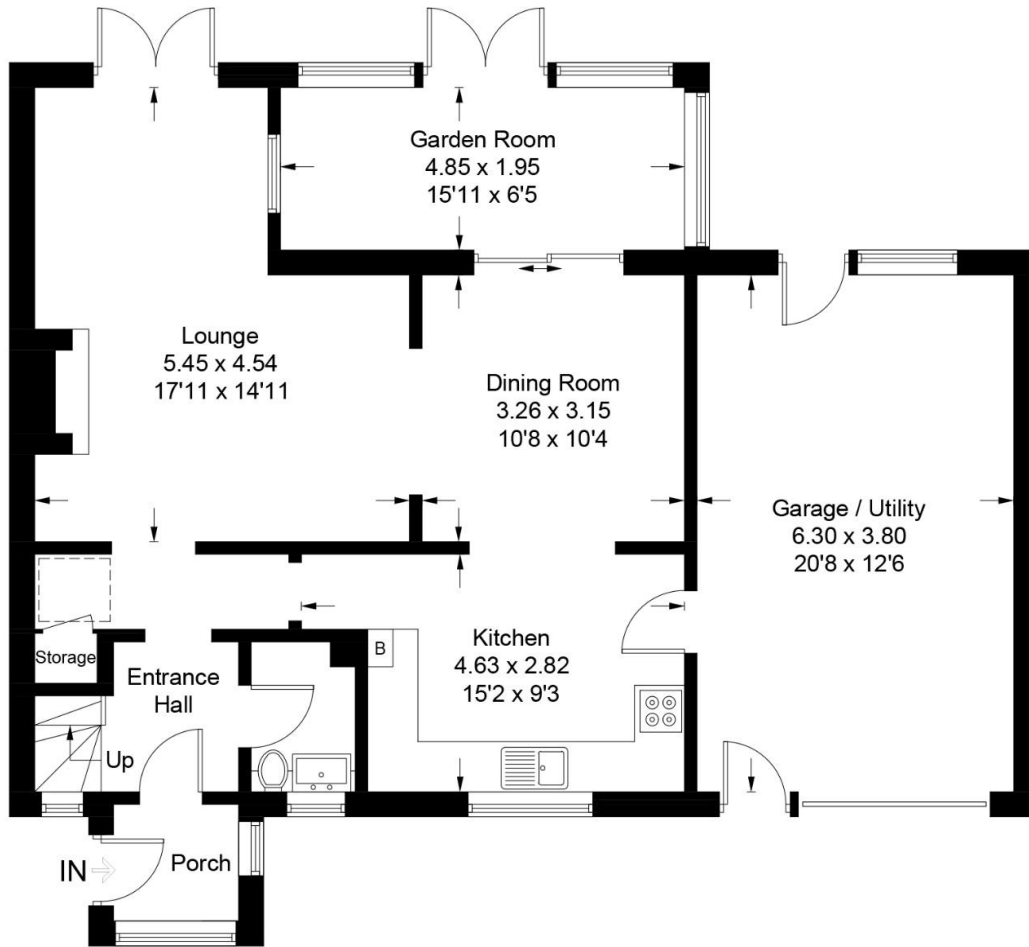
Bedroom with a northerly outlook down over the front garden and driveway and beyond to neighbouring countryside; coving and radiator.

Bedroom with very appealing view over the landscaped rear garden; coving and radiator.

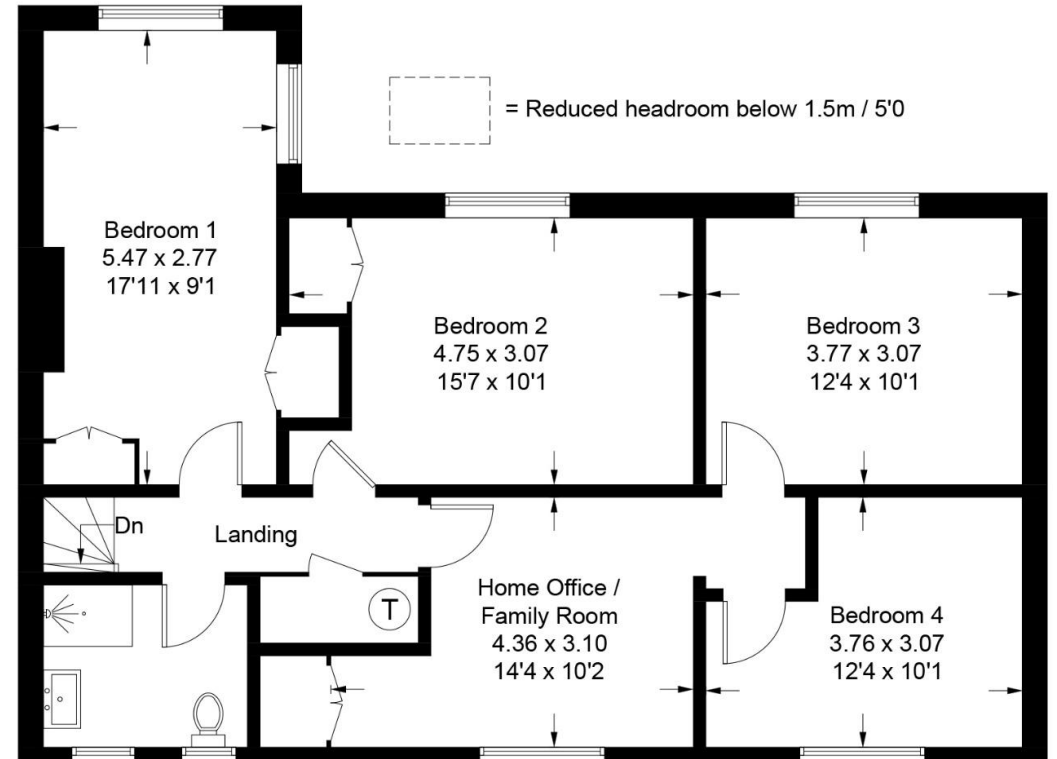


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Approximate Gross Internal Area
Ground Floor = 93.5 sq m / 1006 sq ft
First Floor = 80.9 sq m / 871 sq ft
Total = 174.4 sq m / 1877 sq ft
(Including Garage / Utility)

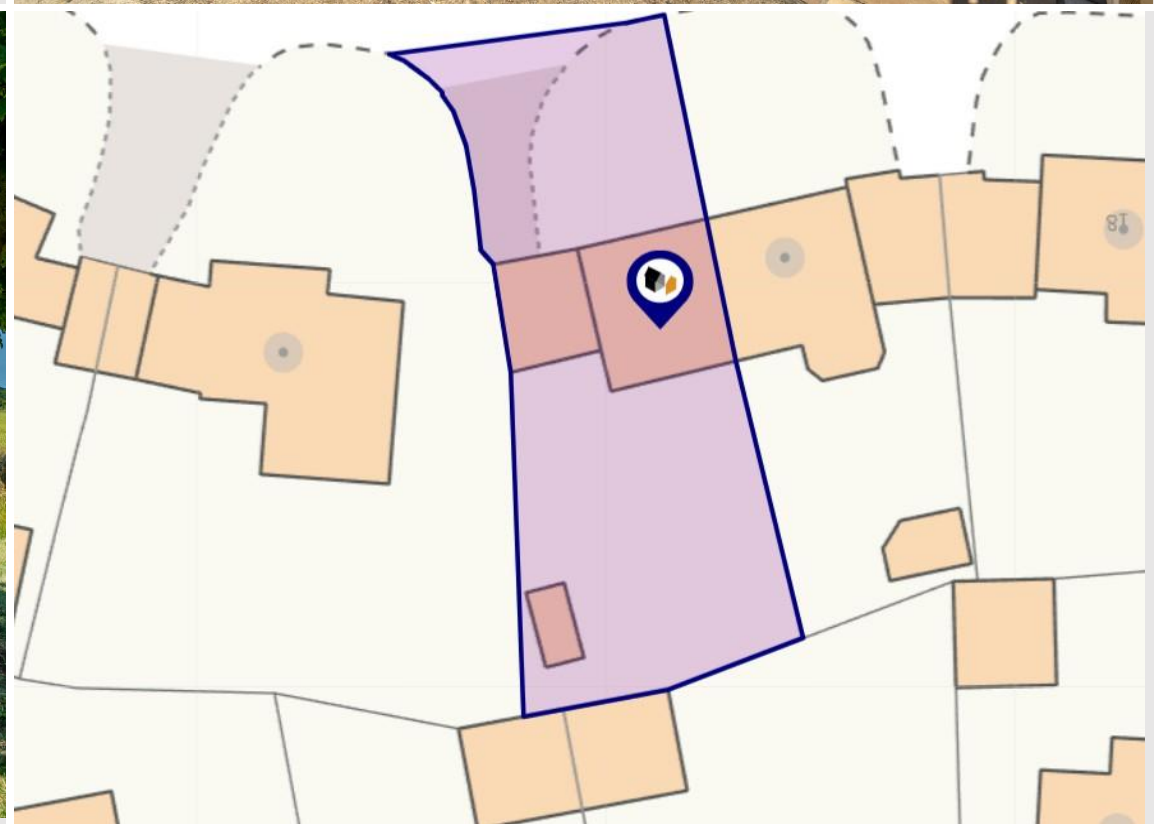


Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTSIDE

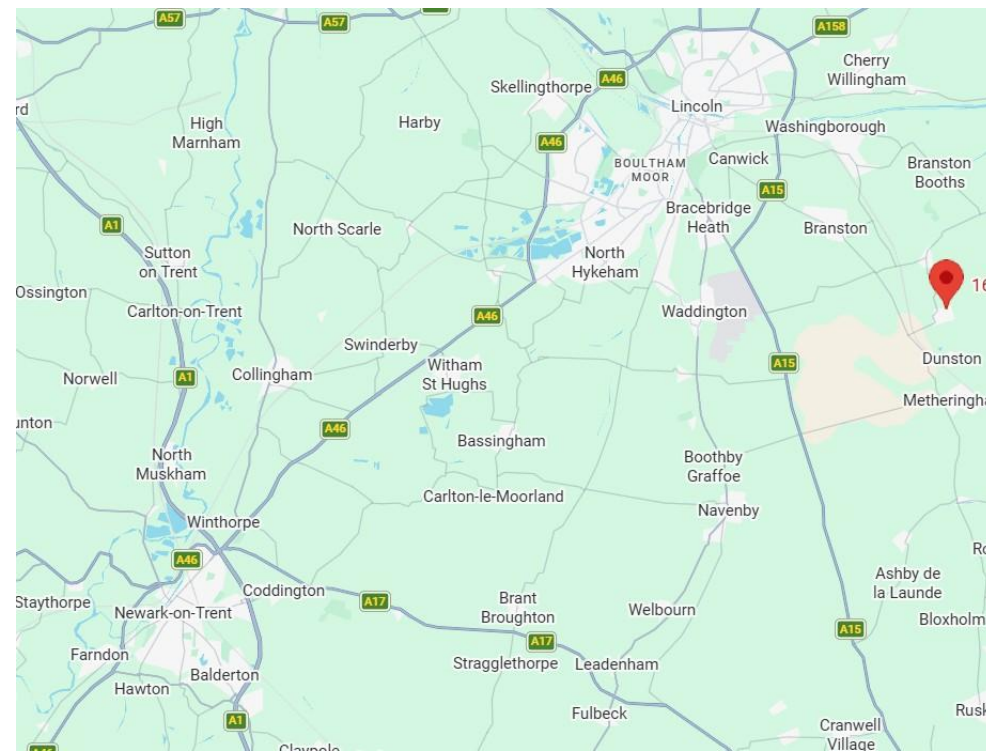
This attractive family home stands close to the head of Rostrop Road opposite the most attractive gently rolling countryside on the northern fringe of the village. The house is approached across a tarmac driveway providing more than ample parking for both family and visitors, as well as access to the very good sized **Integral Garage** with utility area to one side, having up and over door glazed panelled front entrance door, service door to the rear opening to the garden. There is fitted work surface with room beneath for appropriate laundry white goods, accompanying wall cupboard-space, light and power.

The front garden provides a very attractive setting for the house with a good size area of formal lawn, accompanying flowerbed/borders containing eye catching colourful flowering plants.

The rear garden has been delightfully landscaped, very well enclosed to the boundaries with a large formal patio area adjoining the south rear elevation of the house onto which the French doors of the garden room and lounge open. There is a further gravelled seating area to one side ideal for a summer pergola to be area to be erected and the display of colourful flower pots and tubs. A good swath of formal lawn with flowerbed/border to one side containing a perfusion of attractive shrubs and flowering plants, including lily of the valley, poppies, cornflower, fruit trees, marigolds, clematis to name but a few. Set to one corner is a further area of patio/hardstanding housing a good sized garden shed.

There are garden water taps, power points and exterior light fittings to both front and rear, as well as a caravan/motor home power connector.

NOTE: There is a Management Arrangement for Rostrop Road which is a private lane, for contribution of £50 per month to include the street lighting.



North Kesteven District Council -Tax band: B

ENERGY PERFORMANCE RATING: D
Oil fired heating

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office
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Brochure prepared 256.6.2026

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