



114 High Street  
Lincoln | LN5 7PY

+44 (0)1522 440 445  
+44 (0)7745 440 445

enquiries@tnha.co.uk  
[thenewhomesagent.co.uk](https://www.thenewhomesagent.co.uk)



*21 Top Farm Avenue, Lincoln, LN5 0EL*

*Offers over £300,000*

*GUIDE PRICE £300,000 - £315,000*

*The New Homes Agent is delighted to offer to market this recently constructed, 4 bedroom detached home in the highly sought after village of Navenby. Planning permission has been granted to construct a 2 storey extension, with proposals to add an additional living room to the ground floor and an additional bedroom with ensuite and dressing room to the first floor. The proposed works would also allow for the relocation and upsizing of the family bathroom, with the ability to create a 4-piece suite with a walk-in shower unit and a freestanding bath.*

## Planning Permission

## Property Walkthrough

The current design comprises a spacious entrance hall which doubles up as a home working study space which leads through to a spacious Kitchen Diner with integrated appliances, wood effect flooring, a combination boiler housed within a wall-mounted cabinet, and a set of UPVC French doors leading to the generously sized rear garden which benefits from a mixture of turf and a stylish patio area. The Kitchen diner gives access to a sizeable living room with premium carpets, ample power sockets and a TV aerial point. Also accessed from the Entrance hall/study space is a downstairs w/c and a well-proportioned utility room with ground level cupboards with a mounted worktop and a stainless steel sink, as well as under-counter space to house a washing machine/dryer. To the first floor are four bedrooms with an en-suite shower room to the master bedroom, a 3-piece family bathroom and an airing cupboard.

The rear garden of the property is significantly larger than the average outdoor space within this popular development. The owners enjoy outdoor power and an outdoor tap, which allows the use of a hot tub in the summer house. The generous outdoor space also allows for a sizeable extension to be built without adversely affecting the plot. The proposed bifold doors within the extended lounge will offer fantastic views across the rear garden and will make a superb addition to this already luxurious property. For full details of the proposed extension, please view the penultimate page of these property details.

**Entrance Hall/Study 8'10" x 7'10" (2.7 x 2.4)**

**Kitchen Diner 23'3" x 10'2" (7.1 x 3.1)**

**Utility**

**Lounge 14'9" x 10'9" (4.5m x 3.3m)**

**W/C**

**Master Bedroom 14'1" x 12'1" (4.3m x 3.7m)**

**Ensuite 7'10" x 4'3" (2.4m x 1.3m )**

**Bedroom Two 13'5" x 8'10" (4.1m x 2.7m)**

**Bedroom Three 8'10" x 8'6" (2.7m x 2.6m)**

**Bedroom Four 8'10" x 7'6" (2.7m x 2.3m)**

**Family Bathroom**

**Agents Notes**

**EPC: B**

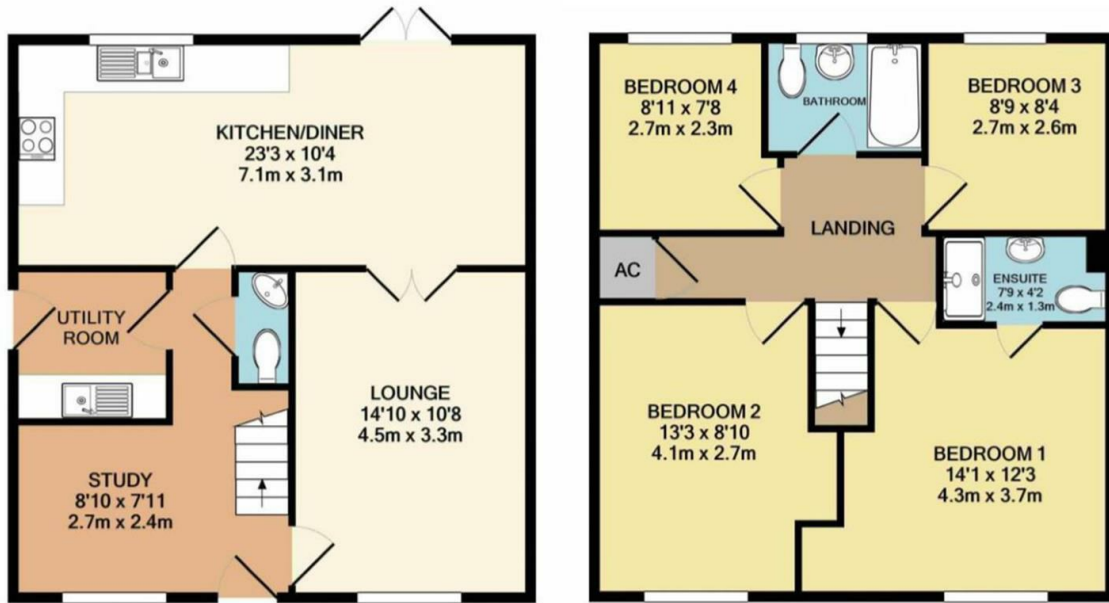
**Heating: Mains Gas, Combi Boiler**

**Council Tax: D**

**Viewings: Viewings by appointment only, by arrangement with The New Homes Agent**

*Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.*

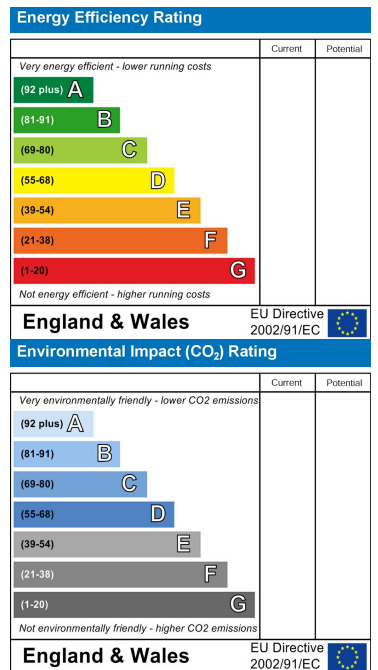
# Floor Plan



# Area Map



# Energy Efficiency Graph



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.*

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