



1 Grantham Road  
Navenby, Lincoln

**BROWN & CO** JH Walter



# 1 Grantham Road, Navenby, Lincoln, LN5 0JJ

A fantastic opportunity to acquire a spacious detached chalet bungalow which occupies a generous plot within the heart of the sought after cliff edge village of Navenby.

The property comprises of an entrance hall, living room, dining room, conservatory, kitchen, utility, study, sitting room / bedroom four and shower room to the ground floor, along with a master bedroom with en-suite, two further bedrooms and bathroom to the first floor.

Outside to the front is a large block paved driveway, detached double garage, and stone workshop, whilst beautifully landscaped gardens predominantly laid to lawn run to the front, side and rear of the property.



## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Front entrance door, stairs rising to first floor, electric radiator, storage cupboards.

#### Living Room

Double glazed windows to front and side, electric fire with surround, electric storage heater, doors opening into:

#### Dining Room

Double glazed window to rear, electric radiator, doors leading to:

#### Conservatory

Double glazed French doors opening to rear garden.

#### Kitchen

Double glazed window to rear, one and a half stainless steel drainer sink, worktops, base and eye level storage units, spaces for cooker and fridge,

#### Utility

Double glazed window and entrance door to rear, stainless steel sink, storage units, space for appliances.

#### Shower Room

Double glazed window to front, WC, shower cubicle, wash basin, electric fan heater, electric towel rail.

#### Study

Double glazed window to front, storage cupboard, panel heater.

#### Sitting Room / Bedroom Four

Double glazed sliding patio doors to rear, electric radiator, storage cupboard.

### First Floor

#### Landing

Velux window, airing cupboard, loft access.

#### Bedroom One

Double glazed window to side, built in wardrobes, walk in cupboard.

#### En Suite

Velux window, shower cubicle, WC, wash basin, wall fan heater, electric towel rail.

#### Bedroom Two

Double glazed window to side, Velux window, electric storage heater.

#### Bedroom Three

Double glazed window to side, walk in cupboard, electric radiator.

#### Bathroom

Velux window, WC, pedestal wash basin, WC, bath with wall mounted shower unit over, shower rail and curtain.

#### Outside

To the front gated access leads to a large block paved driveway which leads to a detached double garage. There is also a useful stone workshop and beautifully manicured gardens which run to the front, side and rear that are predominantly laid to lawn and with a variety of mature trees and shrubs.



### MOBILE

We understand from the Ofcom website there is limited mobile coverage from EE, O2, Three and Vodafone.

### BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps.

### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

### TENURE & POSSESSION

Freehold and for sale by private treaty.

### SERVICES

Economy seven night storage heaters, three phase electric

### COUNCIL TAX

Band D

### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

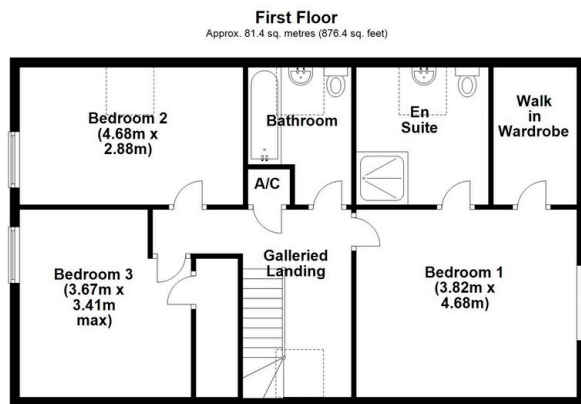
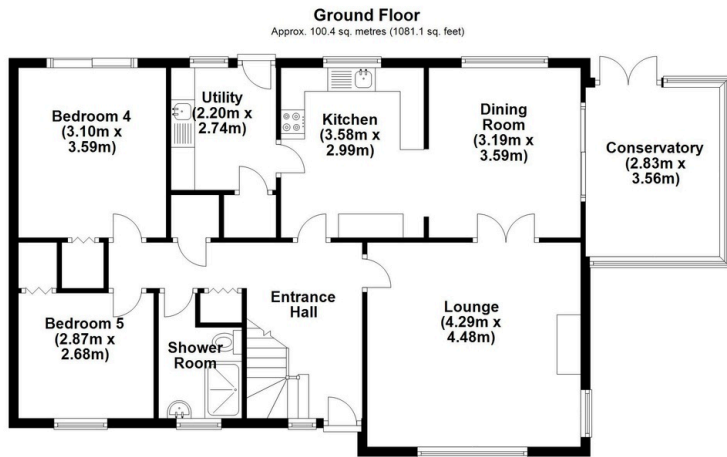
### AGENT

James Drabble  
01522 504304

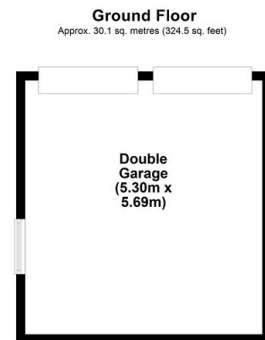
lincolncitycentre@brown-co.com

Energy performance certificate (EPC)																																		
1 Grantham Road Navenby LINCOLN LN5 0JJ	Energy rating <b>E</b>	Valid until: 10 July 2034																																
		Certificate number: 0330-2809-4330-2994-1955																																
Property type	Detached house																																	
Total floor area	161 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).																																		
<b>Energy rating and score</b>																																		
This property's energy rating is E. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																
<a href="#">See how to improve this property's energy efficiency.</a>		<b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be.																																
		For properties in England and Wales: the average energy rating is D the average energy score is 60																																
<table border="1"><thead><tr><th>Score</th><th>Energy rating</th><th>Current</th><th>Potential</th></tr></thead><tbody><tr><td>92+</td><td>A</td><td></td><td></td></tr><tr><td>81-91</td><td>B</td><td></td><td></td></tr><tr><td>69-80</td><td>C</td><td></td><td>73 C</td></tr><tr><td>55-68</td><td>D</td><td></td><td></td></tr><tr><td>39-54</td><td>E</td><td>62 E</td><td></td></tr><tr><td>21-38</td><td>F</td><td></td><td></td></tr><tr><td>1-20</td><td>G</td><td></td><td></td></tr></tbody></table>	Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C		73 C	55-68	D			39-54	E	62 E		21-38	F			1-20	G				
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Total area: approx. 181.9 sq. metres (1957.5 sq. feet)  
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.



Total area: approx. 30.1 sq. metres (324.5 sq. feet)  
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## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

**Brown&CoJHWalter**  
5 Oakwood Road | Lincoln | LN6 3LH  
T 01522 504 304  
E lincolncitycentre@brown-co.com

**BROWN & CO JHWalter**  
Property and Business Consultants