



6 Bronze Henge
Navenby, Lincoln

BROWN & CO JH Walter



6 BronzeHenge, Navenby, Lincoln, LN5 0FR

A modern four bedroomed detached family home built by Ripon Homes in 2021 located within the highly sought after and well served Cliff edge village of Navenby.

The property offers excellently presented accommodation comprising briefly of an entrance hall, WC, lounge, kitchen / dining room and utility to the ground floor along with a master bedroom with fitted wardrobe and en-suite, three further bedrooms and bathroom to the first floor.

Outside the property has a lawned garden to the front with block paved driveway providing parking and leads to a garage. To the rear is an enclosed lawned garden with large patio area and useful garden room.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor, cloaks cupboard, tiled flooring, radiator.

WC

Double glazed window to front, WC, corner pedestal wash basin with tiled splash back, radiator.

Lounge

Double glazed window to front, double glazed French doors opening to rear garden, two radiators.

Kitchen / Dining Room

Double glazed windows to front and rear, one and a half stainless steel drainer sink, preparation work surfaces, matching base and eye level storage units, integrated gas hob with extractor hood over, integrated double oven, dishwasher and fridge freezer, tiled flooring, radiator.

Utility

Entrance door leading to rear garden, stainless steel drainer sink, worktop, storage units, space and plumbing for washing machine, tiled flooring, wall mounted central heating boiler, radiator.

First Floor

Landing

Double glazed window to front, airing cupboard, loft access, radiator.

Bedroom One

Double glazed window to rear, fitted wardrobes, radiator.

En Suite

Double glazed window to rear, WC, wash basin, shower cubicle, heated towel rail, tiled flooring.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to front, radiator.

Bedroom Four

Double glazed window to front, radiator.

Bathroom

Double glazed window to rear, WC, bath with shower attachment, tiled flooring, radiator.

Outside

To the front is a lawned garden with decorative shrubs whilst a block paved driveway provides off street parking and leads to a single garage with up and over door. Gated side access leads to an enclosed rear garden with large patio area, lawn, decorative shrubs and borders, along with a useful garden room.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band D

MOBILE

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



BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 220 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.

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)

6 Bronze Henge Navenby LINCOLN LN5 0FR	Energy rating B	Valid until: 26 September 2032
		Certificate number: 6422-1131-1130-1543-2222

Property type	Detached house
Total floor area	115 square metres

Rules on letting this property

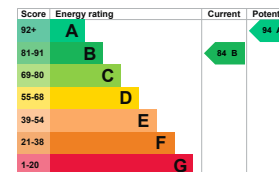
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](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>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. 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

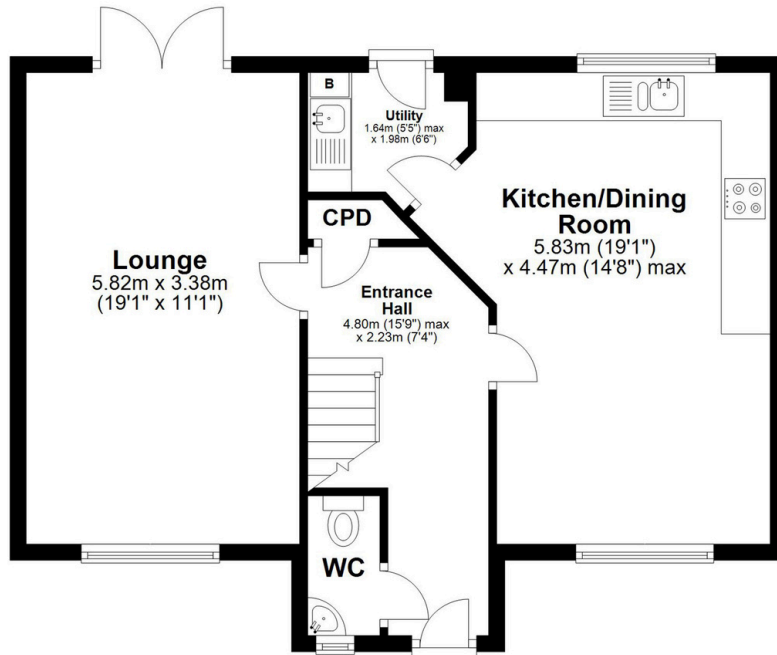






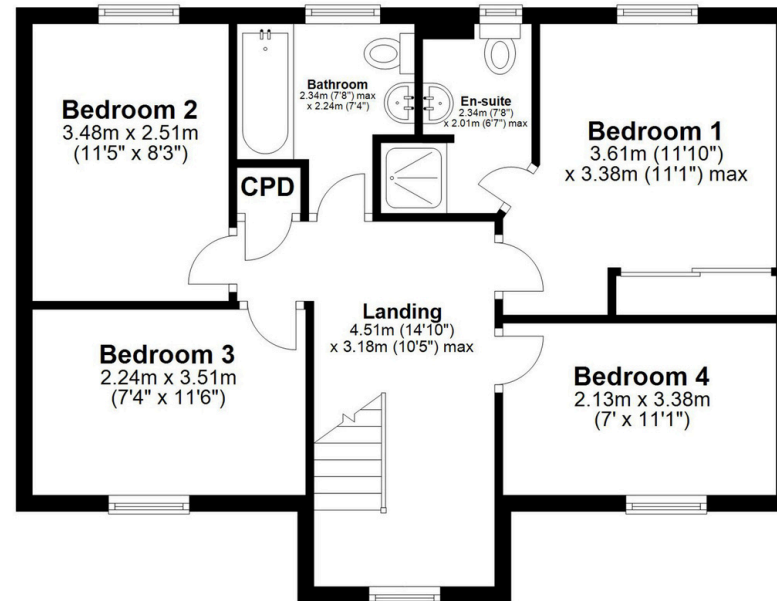
Ground Floor

Approx. 55.9 sq. metres (602.1 sq. feet)



First Floor

Approx. 56.3 sq. metres (605.6 sq. feet)



Total area: approx. 112.2 sq. metres (1207.6 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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6 Bronze Henge, Navenby

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