



8 Boundary Paddocks
Navenby, Lincoln

BROWN & CO JH Walter



8 Boundary Paddocks, Navenby, Lincoln, LN5 0TS

A well presented detached bungalow located in the popular cliff edge village of Navenby and sold with no onward chain.

The property comprises of an entrance hall, living room, kitchen, two bedrooms and a shower room.

Outside to the front is a driveway which leads to a detached garage as well as a low maintenance garden. To the rear is an enclosed lawned garden with patio, shed and greenhouse.



ACCOMMODATION

Entrance Hall

Entrance door to side, loft access, airing cupboard, radiator.

Kitchen

Double glazed window to rear, one and a half drainer sink, worktops, base and eye level storage units, tiled splash backs, integrated oven, hob with extractor hood over, spaces for washing machine and fridge, tiled flooring, radiator.

Living Room

Double glazed French doors opening to rear garden, fire with surround, two radiators.

Bedroom One

Double glazed bay window to front, radiator.

Bedroom Two

Double glazed window to front, built in wardrobes, radiator.

Shower Room

Double glazed window to side, shower cubicle, WC, pedestal wash basin, radiator.

Outside

To the front is a driveway which leads to a detached garage. The front garden is low maintenance with decorative shrubs whilst gated side access leads to an enclosed rear garden which is mainly laid to lawn with paved patio, shed and greenhouse.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band C

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 and ultrafast broadband is available at this property with a max download speed of 10000 Mbps and an upload speed of 10000 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

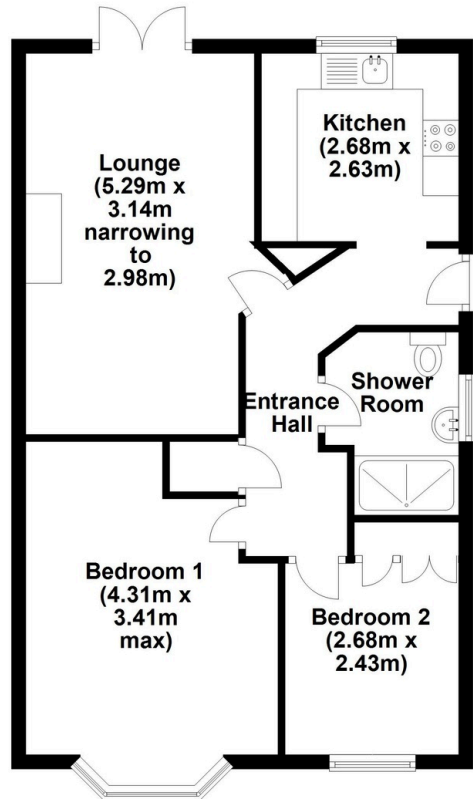
lincolncitycentre@brown-co.com





Ground Floor

Approx. 59.7 sq. metres (642.4 sq. feet)



Total area: approx. 59.7 sq. metres (642.4 sq. feet)

The marketing plan/s shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

Energy performance certificate (EPC)

8 Boundary Paddock Navenby LINCOLN LN5 0TS	Energy rating D	Valid until: 14 January 2035
		Certificate number: 9356-3045-2209-5215-7200

Property type	Detached bungalow
Total floor area	58 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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

IMPORTANT NOTICES

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Brown&CoJHWalter

5 Oakwood Road | Lincoln | LN6 3LH

T 01522 504 304

E lincolncitycentre@brown-co.com

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Property and Business Consultants