



57 Top Farm Avenue
Navenby, Lincoln

BROWN & CO JH Walter



57 Top Farm Avenue, Navenby, Lincoln, LN5 0FN

An excellently presented modern semi-detached home situated in the highly sought after cliff edge village of Navenby. Built in 2020 by the very reputable Lindum Homes the property benefits from a spacious open-plan living dining kitchen with integrated appliances, with a cloakroom to the ground floor and two double bedrooms and bathroom to the first floor.

Outside is a block paved driveway to the front with timber garage along with an enclosed lawned rear garden, and the property is sold with no onward chain.



ACCOMMODATION

Ground Floor

Open plan Kitchen / Living Room

Front entrance door and double glazed window to front, double glazed window and door leading to rear garden, worktops with inset drainer sink, matching base and eye level storage units, integrated induction hob with extractor over, oven, fridge, freezer and washing machine, tiled splash backs, breakfast bar, wall mounted boiler, two radiators.

Cloakroom

WC, pedestal wash basin with tiled splash backs, radiator, extractor.

First Floor

Landing

Loft access, doors serving all first floor rooms.

Bedroom One

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

Bedroom Two

Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear, WC, pedestal wash basin, bath with wall mounted shower unit over and glazed shower screen, heated towel rail, tiled splash backs, extractor.

OUTSIDE

To the front is a block paved driveway providing parking and a timber garage. Gated side access leads to an enclosed lawned rear garden with paved patio.

AGENTS NOTE

The property was built in 2020 by Lindum Homes and has a 10 year new build warranty.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band A

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, 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 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

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Energy performance certificate (EPC)

57, Top Farm Avenue
Navenby
LINCOLN
LN5 0FN

Energy rating
B

Valid until: 3 March 2030
Certificate number: 0148-7098-7347-6290-4204

Property type Semi-detached house
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 B. It has the potential to be A.

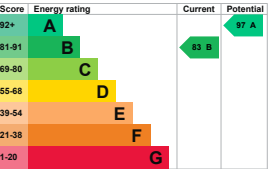
[See how to improve this property's energy efficiency.](#)

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

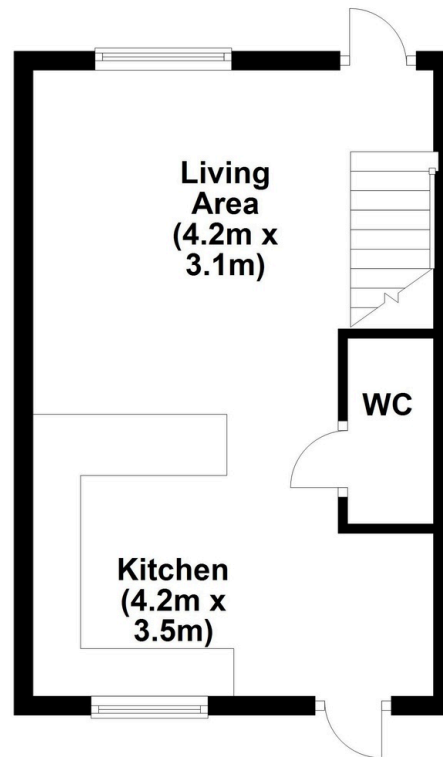
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

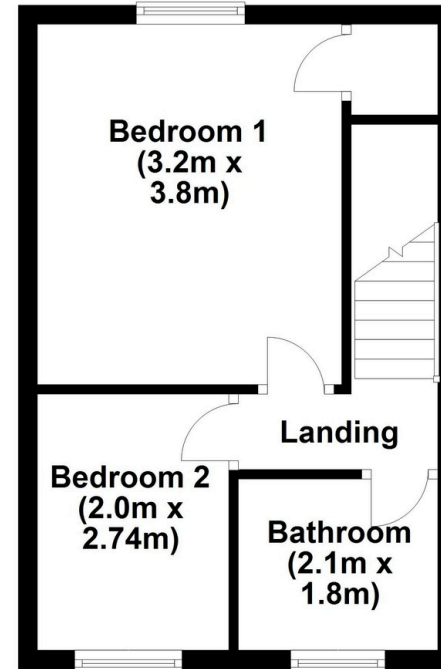
the average energy rating is D
the average energy score is 60



Ground Floor



First Floor



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.

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 others 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

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