



3 Green Man Farm Cottages
Navenby, Lincoln

BROWN & CO JH Walter



3 Green Man Farm Cottages, Navenby, Lincoln

A four bedroom estate cottage set in around 0.36 of an acre with open field views. The accommodation requires some refurbishment and comprises an entrance porch, kitchen, pantry, dining room, lounge and bathroom to the ground floor with four bedrooms to the first floor. The gardens are mainly laid to lawn with ample parking, outbuilding for storage and a further garden area with mature trees. The property has been used as a long term rental property, but will now be offered with vacant possession and no chain.



ACCOMMODATION

Entrance Porch

With single glazed casement windows and door, corrugated plastic roof, door to;

Kitchen

Double glazed casement window to side elevations, fitted wall and base units with one and a half bowl stainless steel sink, built-in oven, four ring electric hob with extractor over, part tiled walls, space and plumbing for washing machine, door to

Hallway

Double glazed casement window to side elevation, radiator, door to pantry and second stairs to first floor.

Pantry

Double glazed casement window to side elevation, built-in shelving.

Dining Room

Double glazed casement window to rear elevation, radiator, under stairs storage cupboard housing Worcester oil fired boiler, stairs to first floor, door to;

Lounge

Double glazed casement window to front elevation, radiator, fireplace.

Wet Room

Double glazed casement window to front elevation, three piece suite comprising wet room shower, pedestal wash basin, mid flush WC, radiator, part tiled walls, extractor.

First Floor

Bedroom One

Accessed via the first set of stairs, double glazed casement windows to side elevations, two radiators.

Access via second set of stairs

Bedroom Two

Double glazed casement window to rear elevation, radiator, built-in storage.

Bedroom Three

Double glazed casement window to front elevation, radiator.

Bedroom Four

Double glazed casement window to front and side elevation, radiator.

Shower Room

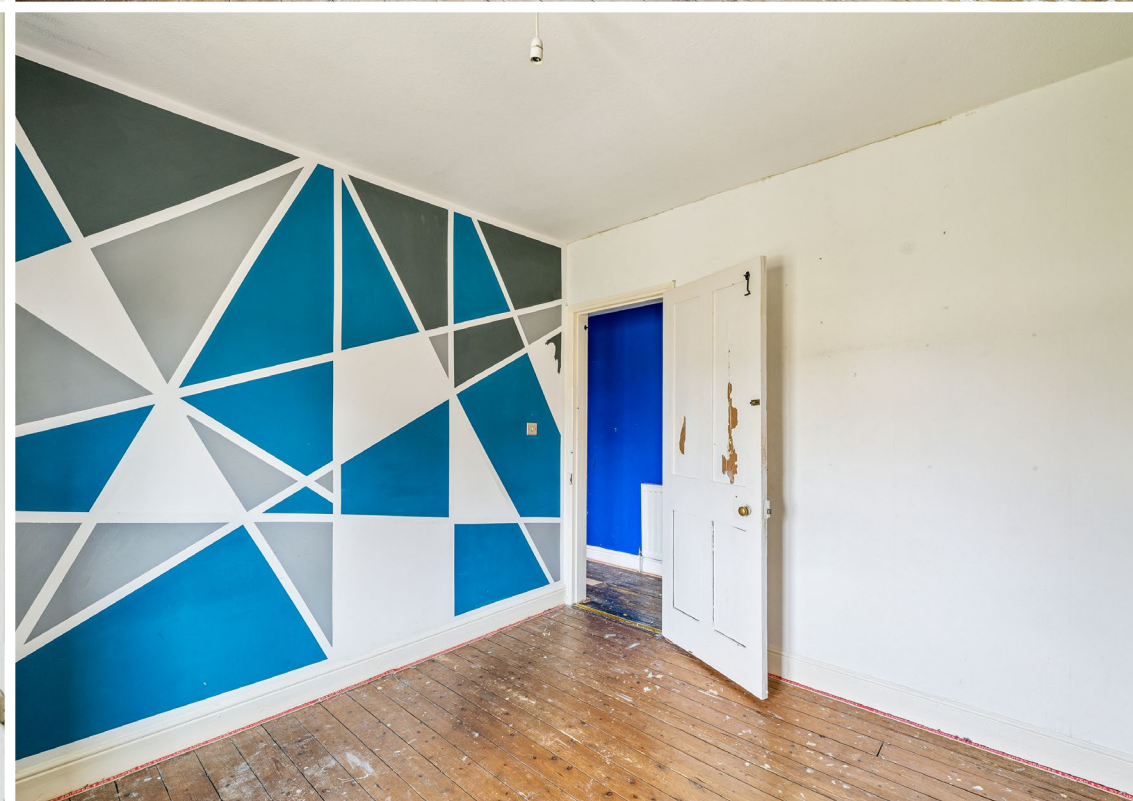
Three-piece suite comprising shower cubicle, low flush WC, pedestal wash basin, radiator, part tiled walls, extractor.

Outside

The property sits in a generous plot of a round 0.36 of an acre with fire itching countryside views. The front elevation is mainly laid to lawn with fenced and wall boundaries. The rear elevation offers an outbuilding which is currently divided into two sections, along with off street parking and a substantial rear garden which is mainly later lawn with hedged boundaries and mature trees.

Services

We understand the property offers mains water, electric, oil fired central heating and a shared septic tank with the neighbouring property.



Broadband & Mobile

We understand from the Ofcom website that standard and superfast broadband are available in the area with a max download speed of 80mbps and max upload speed of 20 mbps. Mobile coverage varies from each provider so interested parties are advised to make their own enquires via their providers website.

Council Tax

Band A

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.

Agent

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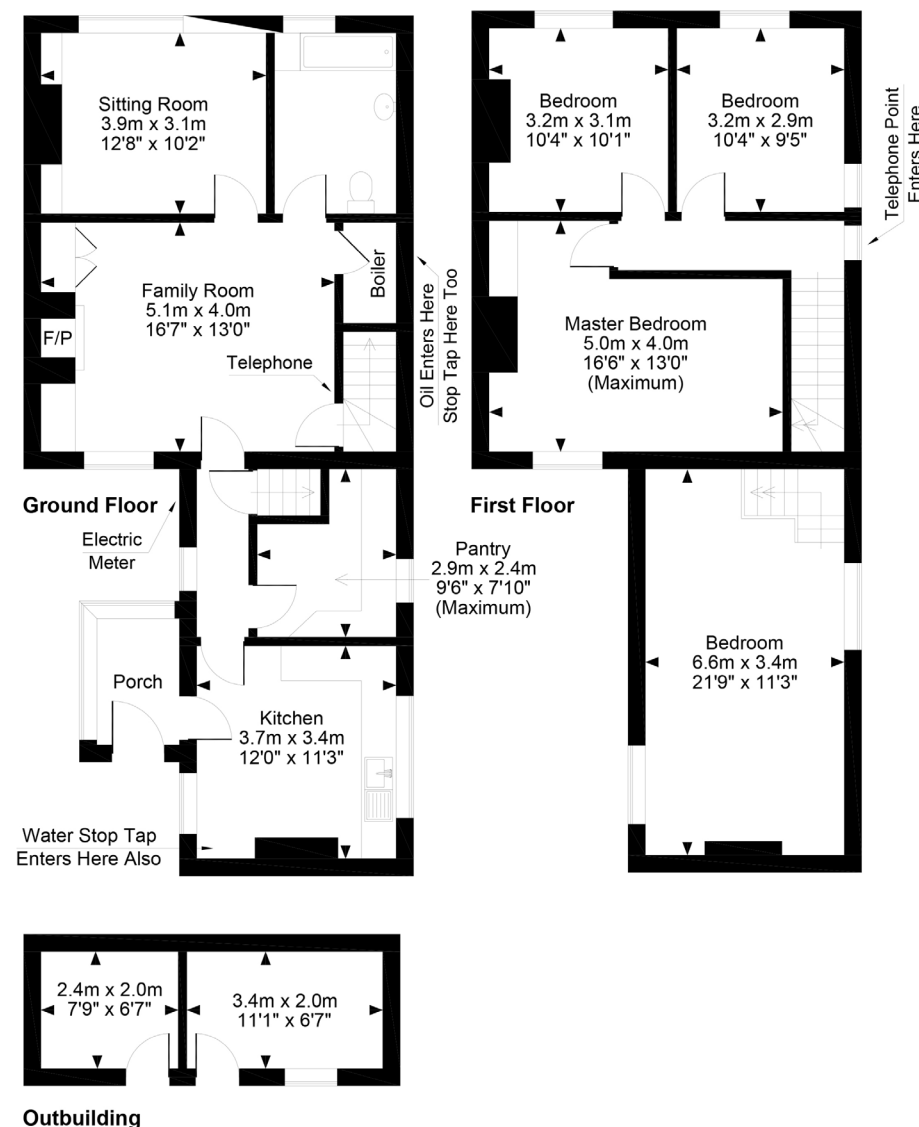
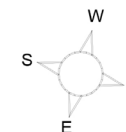
N573 Green Man Farm Cottages, Sleaford Road, Navenby, Lincoln

Approximate Gross Internal Area

Main House = 1506 Sq Ft/140 Sq M

Outbuilding = 127 Sq Ft/12 Sq M

Total = 1633 Sq Ft/152 Sq M

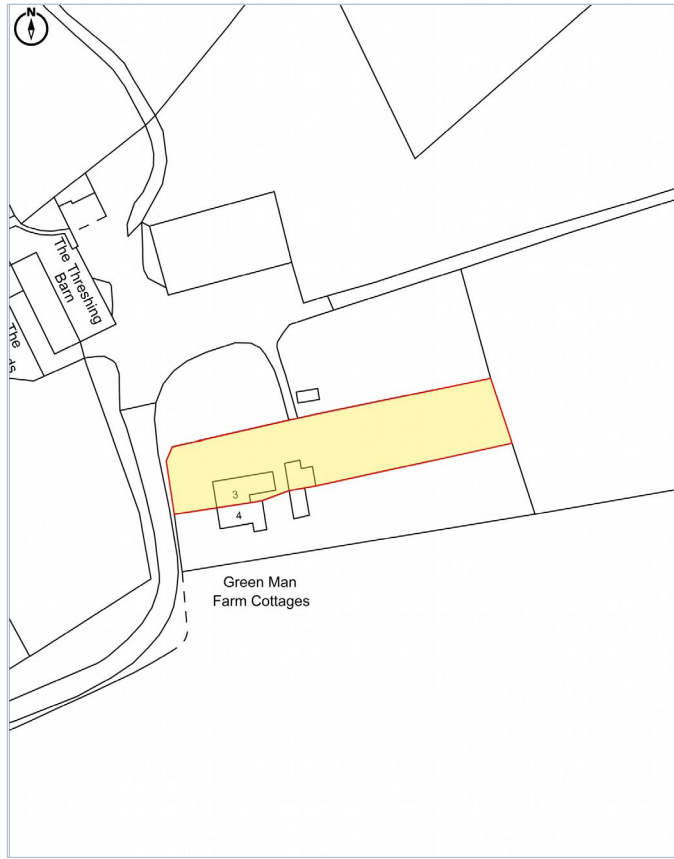
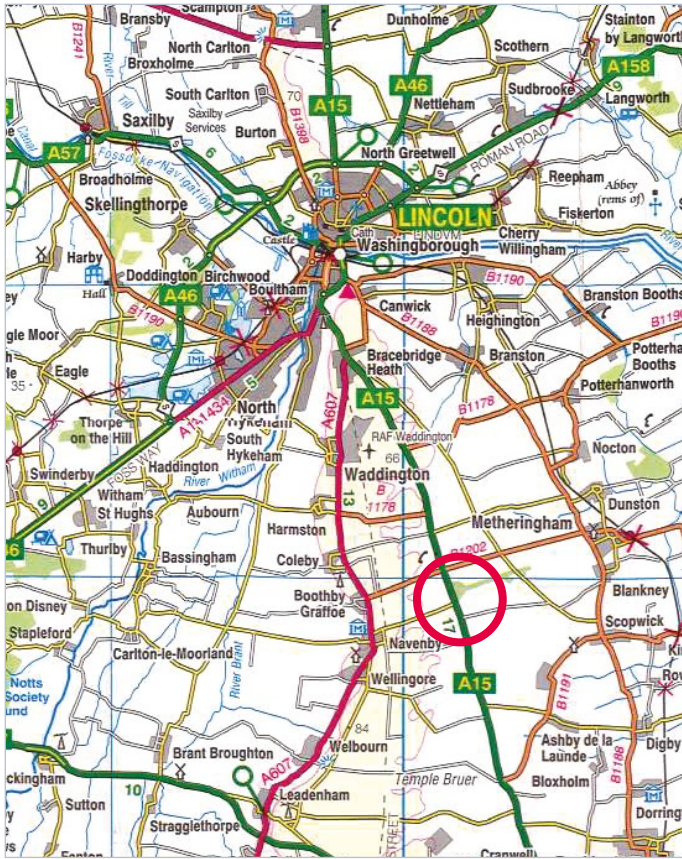


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The position & size of doors, windows, appliances and other features are approximate only.

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Energy performance certificate (EPC)		
3 Green Man Farm Cottages Sleaford Road Navenby LINCOLN LN5 0AT	E Energy rating	Valid until: 27 November 2034
		Certificate number: 2337-3944-3209-6264-5204

Property type	Semi-detached house
Total floor area	130 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 E. It has the potential to be C.

[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



Directions - LN5 0AT

From Lincoln follow the A15 towards Sleaford and turn left just after the turning for Navenby where the property can be found on your right.

<https://what3words.com/picture.swarm.galaxies>

IMPORTANT NOTICES

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