



- Over 55's Bungalow
- 2 Bedrooms
- Spacious Lounge Diner
- Kitchen & Shower Room

- uPVC Conservatory
- Corner Plot Position
- Single Garage
- Chain Free

Heritage Court, Navenby, LN5 0EA,  
Offers In Region Of £190,000





Offered for sale with no onward chain is this 2 bedroomed over 55's spacious bungalow located in the popular village of Navenby. The accommodation comprises of spacious lounge/diner, fitted kitchen, shower room, 2 bedrooms and uPVC conservatory. Additional benefits include being situated on a corner plot position with the gardens to the side and rear aspects, the property also has a single garage and is offered chain free. Freehold. Council tax band: B B



### Entrance Porch

Having storage cupboard and door to hallway.

### Hallway

Having access to loft, airing cupboard housing lagged copper cylinder and additional storage cupboard.

### Lounge

17' 0" max into bay x 12' 0" (5.18m x 3.65m)

Having uPVC walk in bay window to the front aspect, electric radiator and door into kitchen.

### Kitchen

12' 0" x 7' 9" (3.65m x 2.36m)

Having a range of fitted wall and base units with roll edge top work surfaces incorporating cupboards and drawers, built in appliances include four ring electric hob and oven, electric wall heater, single sink with single drainer unit, uPVC window and door through to conservatory.

### Conservatory

14' 6" x 7' 6" (4.42m x 2.28m)

Having uPVC windows, plumbing for washing machine, venting for dryer, electric wall heater and French doors leading to the garden.

### Bedroom 1

11' 0" x 10' 3" (3.35m x 3.12m)

Having electric wall heater, fitted wardrobe and uPVC window overlooking the rear garden.

### Bedroom 2

9' 10" x 9' 0" (2.99m x 2.74m)

Having electric wall heater and uPVC windows to the front and side aspects.

### Shower Room

8' 7" x 5' 7" (2.61m x 1.70m)

Having a three piece suite comprising of shower cubicle with electric shower inset, wash hand basin, low level WC and electric wall heater.

### Outside

The property has front, side and rear gardens. The side garden is predominantly laid to lawn, the rear garden has a raised decking area, there is also a single garage with up and over door.

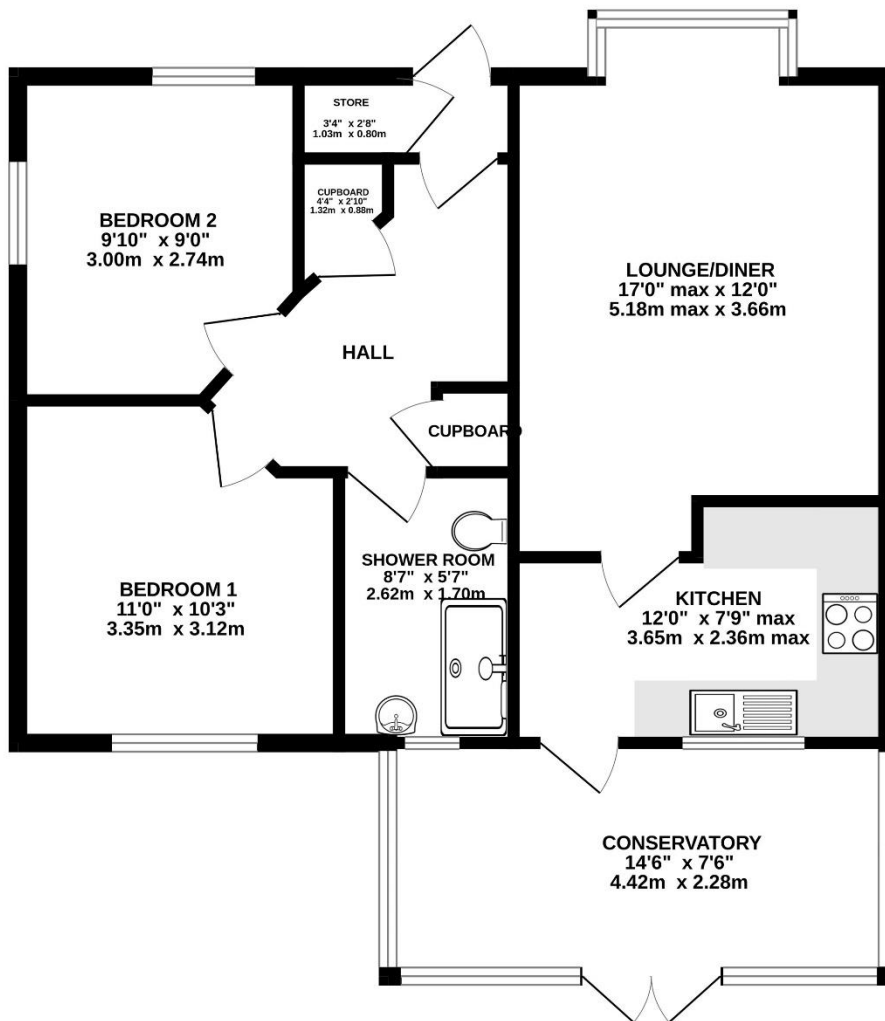
### Agents Note

We are advised by the vendor that there is a service charge on the property of approximately £58 per calendar month. The development is restricted to owners over 55 years and over. For further details please contact Starkey&Brown.





**GROUND FLOOR**  
726 sq.ft. (67.4 sq.m.) approx.



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:  
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE