



- Detached Family Home
- Very Well Presented Throughout
- Surprisingly Large Plot
- 4 Bedrooms, Master En-Suite

- Impressive Living Accommodation
- Driveway & Double Garage
- South & West Facing Gardens
- NO CHAIN!

Kingfisher, Chapel Lane, Navenby, LN5 0ER,
£480,000





Starkey&Brown is pleased to offer for sale this very well presented detached home which stands on a large plot in a pleasant cul de sac position, only a short walk from a wide range of amenities in Navenby. The property has recently undergone a scheme of improvement works to include air source heating, new kitchen, utility, wc, bathroom, ensuite, flooring and decor and has accommodation which briefly comprises porch, entrance hallway, ground floor wc, office, 19'6 lounge, separate dining room, 13'10 kitchen, 13ft garden room with patio doors onto the garden and a utility. To the first floor there are four well proportioned bedrooms, family bathroom and ensuite shower room. Outside the property has a driveway and turning area with space for several vehicles, double garage, and a large walled south facing garden which extends to the side and rear and has a summer house. NO CHAIN! Council tax band: E. Freehold.



Entrance Porch

Having uPVC front entrance door, wood effect luxury vinyl flooring and door into:

Entrance Hallway

Having wood effect luxury vinyl flooring, radiator, dado rail, coved ceiling, stairs rising to first floor and understairs cupboard housing hot water cylinder and central heating controls.

Ground Floor WC

Having low level WC, wash hand basin set in vanity unit, ceramic tiled floor, radiator, part tiled walls and extractor.

Office

8' 1" x 7' 6" (2.46m x 2.28m)
Having radiator and coved ceiling.

Lounge

19' 6" x 11' 10" (5.94m x 3.60m)
Having log burner style gas fireplace with tiled hearth and brick built surround, box bow window to front aspect, radiator, dado rail, wall lights and opening into:

Dining Room

11' 3" x 10' 7" (3.43m x 3.22m)
Having radiator, dado rail, LED downlights and sliding patio door overlooking the garden.

Kitchen

13' 10" x 13' 0" (4.21m x 3.96m)
Having being remodelled in 2024 and having a range of matching wall and base units, one and a half bowl composite sinks unit with mixer taps over and tiled splash backs, a range of Bosch appliances to include built-in oven and hob with cooker hood over, integral dishwasher, space for full height fridge freezer, wood effect luxury vinyl flooring, radiator, LED downlights and archway into garden room.

Utility

7' 6" x 6' 0" (2.28m x 1.83m)
Having single drainer stainless steel sink unit with mixer taps over and tiled splash backs and double base unit beneath, plumbing for washing machine, space for tumble dryer, wood effect luxury vinyl flooring, LED downlights and uPVC door to side.

Garden Room

13' 0" x 9' 0" (3.96m x 2.74m)
Having wood effect luxury vinyl flooring, radiator, dado rail, coved ceiling, LED downlights and sliding patio door overlooking the garden.

First Floor Landing

Having linen cupboard and access to loft.

Master Bedroom

12' 6" into wardrobes x 12' 0" (3.81m x 3.65m)
Having fitted sliding door mirrored wardrobes, radiator, coved ceiling and wall lights.

En-Suite

Having being remodelled in 2024 and having a 3 piece suite comprising tiled shower cubicle with glass shower screen, wash hand basin set in vanity unit, low level WC, ceramic tiled floor, heated towel rail, part tiled walls, large storage cupboard, LED downlights and extractor.

Bedroom 2

12' 0" into wardrobes x 10' 0" max (3.65m x 3.05m)
Having fitted part mirrored sliding door wardrobes, radiator and coved ceiling.

Bedroom 3

10' 0" to front of wardrobes x 7' 10" (3.05m x 2.39m)
Having fitted sliding door mirrored wardrobes, radiator and coved ceiling.

Bedroom 4

9' 9" x 7' 10" (2.97m x 2.39m)
Having fitted sliding mirrored door wardrobes, radiator and coved ceiling.

Family Bathroom

Having being remodelled in 2024 and having 3 piece suite comprising panelled bath with mains fed shower and glass shower screen over, wash hand basin set in vanity unit, low level WC, ceramic tiled floor, heated towel rail, part tiled walls, electric shaver point, LED downlights and extractor.

Outside Front

The property offers a generous sized frontage comprising gravelled garden area with circular brock built flowerbeds and a variety of plants and shrubs, tarmac driveway and turning area with space for several vehicles, outside lighting. Gate at side leading to side and rear gardens.

Double Garage

17' 4" x 17' 4" (5.28m x 5.28m)
Having remote controlled electrically motored double up and over garage door, pitched roof providing storage space, window to side and door leading into side garden.

Outside Rear

To the rear of the property there is a surprisingly large fully enclosed walled garden which faces south and extends to the side of the property being mainly laid to lawn with a variety of flowers, plants, shrubs, trees and fruit trees, brick built dwarfed walled flowerbeds, large block paved and paved patio areas, summer house, outside lighting, 2 cold water taps and personnel door into garage.

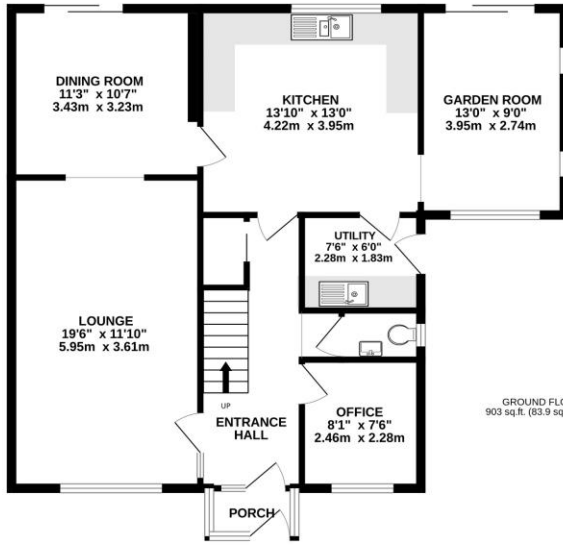
Summer House

15' 6" x 9' 7" (4.72m x 2.92m)
Being of timber construction with power points and timber bi-fold doors overlooking the side garden.

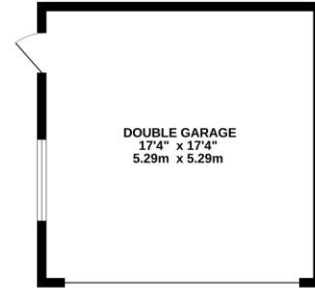
Agents Note

The property has recently undergone a series of eco-friendly improvements and it is anticipated that a revised energy performance rating would be higher than that in the energy performance certificate. Call for further information.



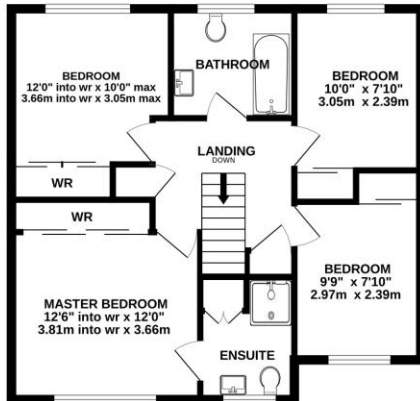


GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.



DOUBLE GARAGE
301 sq.ft. (28.0 sq.m.) approx.

1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1814 sq.ft. (168.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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