



- Detached Family Home
- Immaculately Presented Throughout
- Popular Village Location
- 3 Bedrooms, Master En-Suite

- 18'0" Lounge & 18'0" Kitchen Diner
- Utility & WC
- Driveway For 3/4 Cars & Garage
- Call Today To View!

Green Man Road, Navenby, LN5 0JY,
£330,000





IMMACULATE DETACHED FAMILY HOME! Located within the ever popular village of Navenby is this immaculately presented detached family home, built in 2021 by reputable Lincolnshire builders Lindum Homes. The property stands on the edge of the development, with a generous frontage and parking space for several vehicles and has accommodation which briefly comprises entrance hallway, 18ft lounge with french doors leading to the garden, impressive 18ft kitchen diner, utility and ground floor wc. To the first floor there are three well proportioned bedrooms, ensuite shower room to master bedroom and separate family bathroom. The property also has a fully enclosed rear garden and brick built garage. Call today to view!! Council tax band: C. Freehold.



Entrance Hallway

Having part glazed composite front entrance door, wood effect luxury vinyl flooring and stairs rising to first floor.

Lounge

18' 0" x 10' 10" (5.48m x 3.30m)

Having 2 radiators, coved ceiling and French doors leading onto rear garden.

Kitchen Diner

18' 0" x 11' 0" (5.48m x 3.35m)

Having a range of matching wall and base units, breakfast bar, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, integral fridge freezer, integral dishwasher, wood effect luxury vinyl flooring, radiator, coved ceiling, LED downlights and understairs storage cupboard.

Utility

7' 4" x 5' 2" (2.23m x 1.57m)

Having plumbing for washing machine and space for tumble dryer with work surfacing over, larder unit, wood effect luxury vinyl flooring, Vaillant condensing central heating boiler and uPVC door leading to garden.

Ground Floor WC

Having low level WC, pedestal hand wash basin unit with tiled splash backs, wood effect luxury vinyl flooring, radiator and extractor.

First Floor Landing

Having airing cupboard housing hot water cylinder, radiator and access to loft.

Master Bedroom

11' 5" to back of wardrobes x 11' 6" max (3.48m x 3.50m)

Having fitted sliding door wardrobes and radiator.

En-Suite

Having 3 piece suite comprising tiled shower cubicle with mains fed shower and glass shower door, pedestal wash hand basin, low level WC, wood effect luxury vinyl flooring, heated towel rail, electric shaver point and extractor.

Bedroom 2

11' 0" x 9' 2" min (3.35m x 2.79m)

Having built-in wardrobe, over stairs bulkhead and radiator.

Bedroom 3

8' 6" x 7' 6" (2.59m x 2.28m)

Having radiator.

Bathroom

Having 3 piece suite comprising 'P' shaped panelled shower bath with curved glass shower screen over, pedestal wash hand basin, low level WC, wood effect vinyl flooring, heated towel rail and part tiled walls.

Outside Front

To the front of the property there is a generous sized frontage comprising lawn with outside lighting, block paved driveway and turning area with parking space for 4/5 vehicles and giving access to garage.

Garage

17' 0" x 8' 6" (5.18m x 2.59m)

Having up and over door, power and light, pitched roof providing storage space and door leading into garden.

Outside Rear

To the rear of the property there is a fully enclosed lawned garden with paved patio area, borders to include a variety of flowers, plants and shrubs, cold water tap and personnel door to garage.

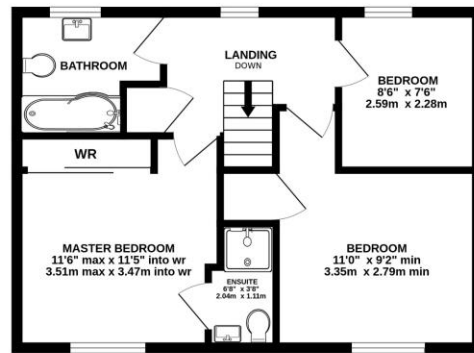
Agents Note

Service charge for maintenance of all communal areas - Lindum passed management over to residents £173.24 per year. New company is run by HLM Council tax band: C NKDC - £1,917.42 per years. Please contact Starkey&Brown for more information.





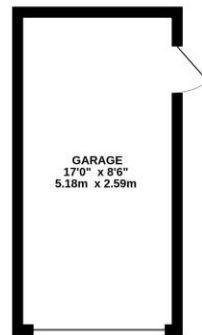
1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



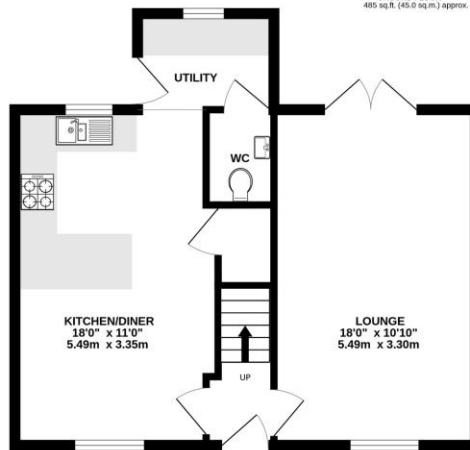
TOTAL FLOOR AREA : 1078 sq.ft. (100.2 sq.m.) approx.

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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GARAGE
146 sq.ft. (13.6 sq.m.) approx.



GROUND FLOOR
485 sq.ft. (45.0 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.

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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.

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