



- Extended Family Home
- Four Bedrooms
- Lounge & Sitting Room
- 21' Kitchen & Utility

- En-Suite & Ground Floor WC
- Sought After Location
- Open Plan Dining Room
- Viewing Advised

Heath Road, Navenby, LN5 0TT,  
£325,000





Starkey&Brown is pleased to offer for sale this immaculately presented family home with accommodation comprising an entrance hall, cloak room, understairs cubby hole, lounge and separate sitting room, dining room, 21' kitchen and a utility room on the ground floor. Rising to the first floor there are four bedrooms with the master benefiting from a en-suite shower room and a further family bathroom. Outside the property benefits from off street parking, garage and gardens to rear. Further benefits of the property includes intruder alarm (serviced annually), gas central heating, uPVC double glazing throughout. Call today to arrange a viewing. Council tax band: C. Freehold.



## Entrance Hall

Door to the front leading into the entrance hall with stairs leading to first floor accommodation and being open plan into the dining room.

## Cloakroom

5' 3" x 5' 3" (1.60m x 1.60m)

Having double glazed window to the front, low level WC, wash hand basin, radiator and tiling to the floor.

## Lounge

15' 6" x 10' 7" (4.72m x 3.22m)

Having radiator, tv point and opening leading through into the sun room.

## Sitting Room

10' 4" x 9' 9" (3.15m x 2.97m)

Having double glazed French doors to the rear leading onto the garden, radiator and vaulted ceiling with skylight window.

## Dining Room

10' 10" x 7' 9" (3.30m x 2.36m)

Having double glazed window to the front, door leading to kitchen, radiator and is open plan into the hallway.

## Kitchen

21' 2" x 7' 8" (6.45m x 2.34m)

Having double glazed window to rear and door leading into utility room. The kitchen is fitted with a range of wall mounted and base level units with work surfaces incorporating a stainless steel sink drainer, range cooker with over head cooker hood, plumbing for dishwasher, space for fridge freezer, radiator and a skylight window to the rear.

## Utility Room

8' 0" x 5' 8" (2.44m x 1.73m)

Having double glazed window to rear and door to the rear leading into the garden, there is also a door into the garage. The utility room has plumbing for washing machine, stainless steel sink drainer, tiling to the floor and central heating boiler installed September 2021.

## First Floor Landing

Having an airing cupboard.

## Bedroom 1

10' 6" x 9' 10" (3.20m x 2.99m)

Having double glazed window to the rear, radiator and Hammonds fitted wardrobe.

## En-suite Shower Room

Being recently refitted in February 2017 and having double glazed window to side, modern suite comprising shower cubicle, low level WC and wash hand basin. There is a modern radiator and tiling to walls and floor.

## Bedroom 2

9' 0" x 8' 8" (2.74m x 2.64m)

Having double glazed window to the rear, radiator and Hammonds fitted wardrobe.

## Bedroom 3

9' 10" x 7' 4" (2.99m x 2.23m)

Having double glazed window to the front, radiator, Hammonds fitted wardrobe and loft access.

## Bedroom 4

10' 1" x 7' 2" (3.07m x 2.18m)

Having double glazed window to the front, radiator and built in storage cupboards.

## Bathroom

Suite re-fitted January 2021. Having double glazed window to the side. Suite comprises a shower with mixer tap and shower attachment, glass screen, low level WC and a pedestal wash hand basin. There is a radiator and tiling to the walls.

## Outside Front

To the front of the property there is a low maintenance gravel garden offering additional parking with paved pathway leading to the front door. Driveway provides off street parking and leads to the garage.

## Garage

Having up and over door, power and lighting and door to the rear leading to the utility room.

## Outside Rear

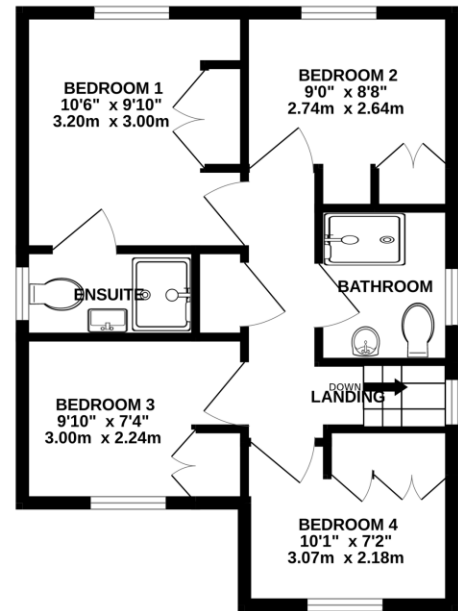
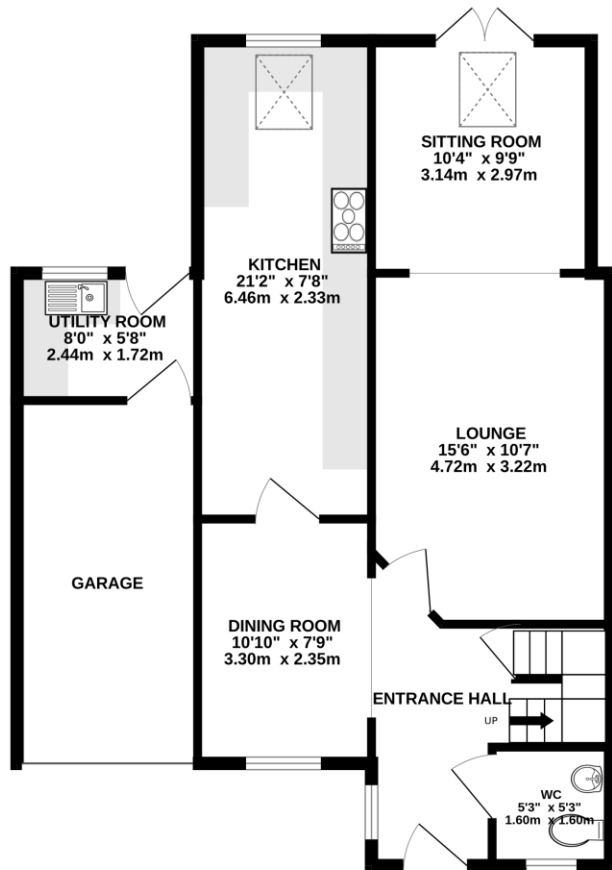
The rear garden commences with a paved patio area, with the remaining garden being laid to gravel for low maintenance and a garden shed to remain.





GROUND FLOOR  
799 sq.ft. (74.3 sq.m.) approx.

1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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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