



- Link-Detached Bungalow
- Pleasant Cul-De-Sac Position
- Popular Village Location
- 2 Double Bedrooms

- 19'10 Lounge & 12'10 Kitchen Diner
- Block Paved Drive & Garage
- Pleasant, West Facing Garden
- NO CHAIN!

Holmes Court, Navenby, LN5 0BB,  
£245,000







Starkey&Brown are pleased to offer for sale this link-detached bungalow located in a pleasant cul-de-sac position with west-facing rear garden and located in the heart of the ever popular village of Navenby within walking distance of a wide range of local amenities. Accommodation briefly comprises entrance hallway, 19'10 max lounge, 12'10 kitchen diner with door leading into 12'3 uPVC conservatory, 2 double bedrooms, spacious wet room and separate WC. Outside the property offers a generous sized frontage, a block paved driveway with space for several vehicles, single garage and fully west-facing garden to the rear which offers an excellent degree of privacy. NO CHAIN! Council tax band: C. Freehold.





### Entrance Hallway

Having uPVC side entrance door, cloak cupboard, radiator, coved ceiling and access to loft ladder, lighting and housing central heating boiler (serviced annually).

### Lounge

19' 10" into bay x 10' 10" (6.04m x 3.30m)  
Having walk-in bay window to front aspect, coal effect electric fireplace with stone surround, radiator and coved ceiling.

### Kitchen Diner

12' 10" max x 10' 6" (3.91m x 3.20m)  
Having a range of matching wall and base units, glass display cabinets, built-in wine rack, one and a half bowl single drainer sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, space for fridge freezer, plumbing for washing machine, ceramic tiled floor, radiator, LED downlights and door leading into:

### Conservatory

12' 3" x 6' 6" (3.73m x 1.98m)  
Being of uPVC construction with fitted window blinds, wall lights, door into garage and door leading onto rear garden.

### Bedroom 1

12' 5" x 9' 3" (3.78m x 2.82m)  
Having fitted wardrobes, radiator and coved ceiling.

### Bedroom 2

11' 6" x 9' 7" (3.50m x 2.92m)  
Having fitted wardrobes, radiator and coved ceiling.

### Wet Room

Having spacious 3 piece suite comprising large walk-in shower area with electric shower appliance and shower seat, wall hung wash hand basin, low level WC, anti-slip flooring with drainage, radiator, part tiled walls and extractor.

### Separate WC

Having low level WC.

### Outside Front

To the front of the property there is a lawned garden area with outside lighting, block paved driveway with space for several vehicles extending to side and garage. Path at opposite with gate leading to rear garden.

### Garage

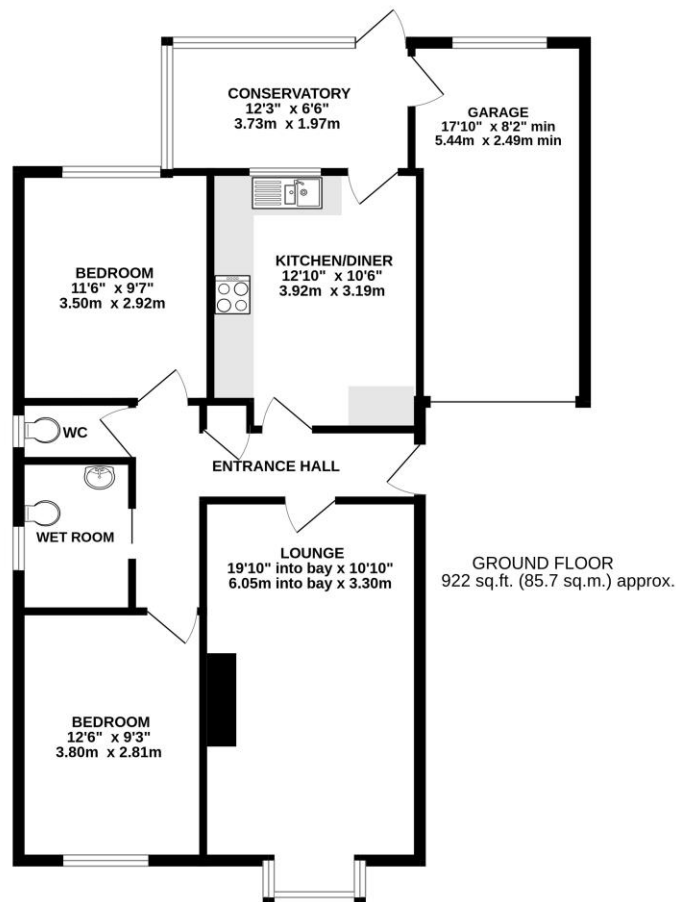
17' 10" x 8' 2" min (5.43m x 2.49m)  
Having up and over door, power and light, window overlooking the garden, pitched roof providing storage space and door leading into conservatory.

### Outside Rear

To the rear of the property there is a fully enclosed west-facing garden, partly enclosed by stone wall and offering an excellent degree of privacy, being mainly laid to lawn with block paved patio area, a variety of plants and shrubs, outside lighting and cold water tap.







TOTAL FLOOR AREA : 922 sq. ft. (85.7 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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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)



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