



- Spacious Detached Bungalow
- Pleasant Cul-De-Sac Position
- Popular Village Location
- Superb South-Facing Plot

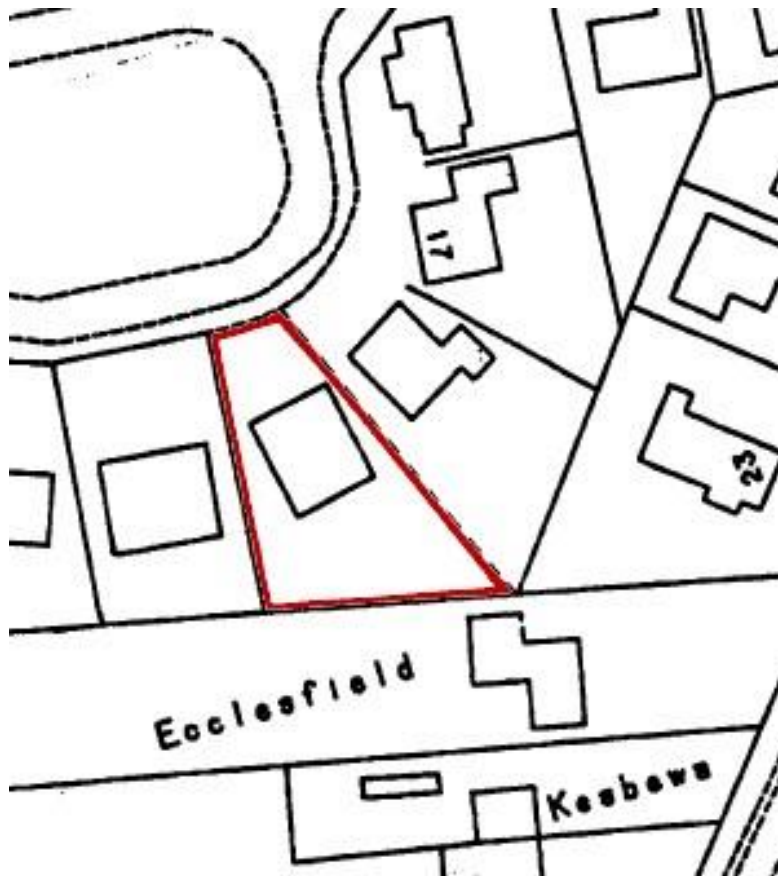
- Two Double Bedrooms
- 17'5" Lounge & 12'6" Conservatory
- Driveway & Garage
- NO CHAIN!

The Rise, Navenby, LN5 0JN,  
Offers In Excess Of £280,000





SPACIOUS BUNGALOW ON A SUPERB PLOT! Located within a quiet cul de sac position within the ever popular cliff village of Navenby is this surprisingly spacious detached bungalow, overlooking local green space, with a superb south facing rear garden. Accommodation briefly comprises larger than average entrance hallway, 17'5 lounge, 13'4 max kitchen diner, utility, two double bedrooms, 12'6 uPVC conservatory, bathroom, WC and large loft space which offers potential to create more living space, subject to necessary consents. Outside the property has a resin driveway leading to integral single garage, and a particularly generous south facing garden which is mainly laid to lawn. NO CHAIN! Council tax band: C. Freehold.



### Entrance Hallway

Having 2 radiators and a large storage cupboard.

### Lounge

17' 5" x 13' 7" (5.30m x 4.14m)

Having coal effect gas fireplace with granite effect hearth and surround and coved ceiling.

### Kitchen Diner

13' 4" max x 11' 4" (4.06m x 3.45m)

Having a range of matching wall and base units, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in eye level oven, ceramic hob with cooker hood over, plumbing for washing machine, tiled effect vinyl flooring, radiator and coved ceiling.

### Utility

Having space for fridge freezer, larder unit with matching wall unit and tiled effect vinyl flooring. Door into garage.

### Bedroom 1

12' 0" x 11' 0" (3.65m x 3.35m)

Having a range of quality fitted wardrobes with matching dressing unit and bedside cabinets and a radiator.

### Bedroom 2

12' 0" x 11' 0" (3.65m x 3.35m)

Having laminate wood effect flooring, radiator and sliding patio door leading into:

### Conservatory

12' 6" x 10' 10" (3.81m x 3.30m)

Being of uPVC construction with brick built base. Having tiled effect vinyl flooring, fitted window blinds, radiator and French doors leading onto garden.

### Bathroom

Having 2 piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, ceramic tiled floor, radiator and part tiled walls.

### Separate WC

Having low level WC and ceramic tiled floor.

### Outside Front

To the front of the property there is a gravelled garden area boarded by a variety of plants and shrubs, resin driveway leading to garage. Resin pathway and gate at side leading to rear garden

### Garage

16' 10" x 10' 5" (5.13m x 3.17m)

Having remote control electric up and over door, power and light. Access to roof space, central heating boiler, window to side and door leading into utility.

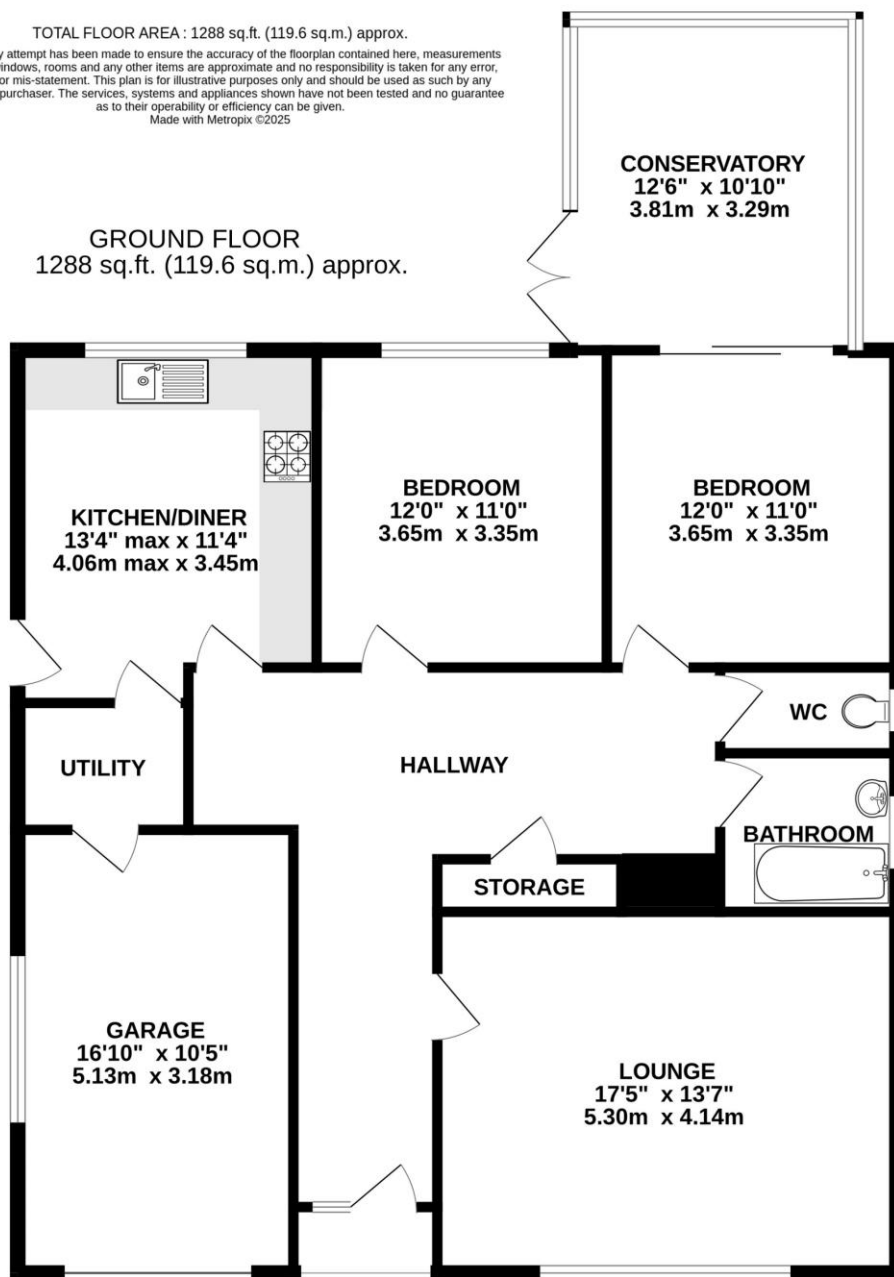
### Outside Rear

To the rear of the property there is a generous sized south-facing garden offering an excellent degree of privacy, being mainly laid to lawn with paved patio area, a variety of plants and shrubs, cold water tap and outside power point.



TOTAL FLOOR AREA : 1288 sq.ft. (119.6 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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**GROUND FLOOR**  
 1288 sq.ft. (119.6 sq.m.) approx.



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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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