



**Heritage Court, Navenby Lincoln LN5 0EA**



**welcome to**

**Heritage Court, Navenby Lincoln**

Early internal viewing is essential for this two-bedroom bungalow located within an exclusive over 55's development in the sought after village of Navenby. Boasting no onward chain, well maintained gardens, allocated parking and local access to a range of village amenities.



### **Entrance Porch**

With double glazed double front doors, tiling to the floor, fitted shelving, double glazed door and window to:-

### **Entrance Hall**

With electric wall mounted radiator, built in cupboard, built in airing cupboard with electric water heater and shelving, loft access point and internal doors accessing both bedrooms, bathroom and lounge.

### **Lounge**

15' max x 11' 10" max ( 4.57m max x 3.61m max )

With double glazed window to the front, coving to the ceiling, electric wall mounted radiator and door to:-

### **Kitchen**

11' 10" x 7' 10" max ( 3.61m x 2.39m max )

With double glazed window and door to conservatory, a modern fitted kitchen in a range of wall and base units with fitted work surfaces, stainless steel sink and drainer, breakfast bar, space and plumbing for washing machine and half size dishwasher, space for cooker, space for fridge freezer and tiling to the walls.

### **Conservatory**

8' 4" x 11' ( 2.54m x 3.35m )

Of uPVC construction with double glazed windows to the rear and side with solid roof and fitted blinds, tiling to the floor and double glazed door opening to the rear garden.

### **Bedroom One**

10' 10" max x 10' 3" max ( 3.30m max x 3.12m max )

With double glazed window to the rear, electric wall mounted heater, coving to the ceiling and a range of fitted wardrobes with cupboards and bedside table.

### **Bedroom Two / Dining Room**

9' 10" max x 9' 5" max ( 3.00m max x 2.87m max )

With double glazed window to the front, electric wall mounted heater and coving to the ceiling.

### **Bathroom**

With double glazed obscured window to the rear, a walk in double shower with wall mounted shower unit and fitted shower seat with glass screen, wc, wash hand basin, heated towel rail, two wall mounted vanity cupboards, wall mounted heater and shaver point.

### **Outside**

Property benefits from beautifully maintained gardens to the front with pathways leading from an allocated parking space to the front door. The rear garden is comprised of a block paved patio ideal for seating, an area of lawn with raised flower and shrub borders, and a small plastic garden shed, all fence panel enclosed with a pleasant aspect beyond.



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## Heritage Court, Navenby Lincoln

- TWO BEDROOM BUNGALOW
- EXCLUSIVE OVER 55'S DEVELOPMENT
- DESIRABLE VILLAGE LOCATION WITH AMENITIES NEARBY
- BEAUTIFULLY MAINTAINED GARDENS
- CONSERVATORY

Tenure: Freehold EPC Rating: D

**£175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR120962 - 0003

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