

Heath Road, Navenby Lincoln LN5 0TT



welcome to

Heath Road, Navenby Lincoln

This spacious three bedroom detached bungalow boasts a sought after village location, two reception rooms, three bedrooms with en suite to the master, front and rear gardens, driveway parking, detached garage and local access to a range of village amenities.

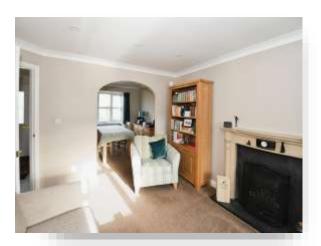












Entrance Hall

With access via double glazed front door.

Lounge

15' x 10' 8" (4.57m x 3.25m)

With double glazed window to the rear, fireplace with gas fire, radiator, TV point and archway to:-

Dining Room

12' 10" x 8' 9" (3.91m x 2.67m)

With double glazed bay window to the front and radiator.

Kitchen

13' 5" x 9' 8" (4.09m x 2.95m)

A fitted kitchen in a range of wall and base units with work surfaces, integral oven, induction hob with extractor fan fitted over, sink and drainer, integral dishwasher, integrated fridge/freezer, tiling to the floor, part tiling to the walls and double doors opening to:-

Conservatory

13' 3" max x 11' 5" (4.04m max x 3.48m)

With double glazed door opening to the rear garden, tiling to the floor and radiator.

Bedroom One

12' 9" x 10' 3" (3.89m x 3.12m)

With double glazed window to the rear, built in wardrobes, radiator and door to:-

En Suite

With double glazed window to the side, wc, wash hand basin, shower cubicle with wall mounted shower, tiling to the walls, extractor fan and heated towel rail.

Bedroom Two

10' 6" x 9' 5" (3.20m x 2.87m)

With double glazed window to the front, built in wardrobes and radiator.

Bedroom Three / Office

9' 2" x 6' (2.79m x 1.83m)

With double glazed window to the front and radiator.

Bathroom

With double glazed window to the side, bath with wall mounted shower fitted over, wc, wash hand basin, tiling to the walls and floor, heated towel rail and extractor fan.

Outside

Property benefits from a generous driveway to the front providing off road parking for up to three cars, access to the detached garage and gated side access to the rear garden. Alongside the driveway is an area of lawn bordered by pathway, providing access to the front door. The rear garden is fully enclosed with two patio areas ideal for seating, an area of lawn and a timber shed.





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Heath Road, Navenby Lincoln

- GUIDE PRICE £320,000 TO £330,000
- SPACIOUS DETACHED BUNGALOW FRONT & REAR GARDENS
- DRIVEWAY PARKING & DETACHED GARAGE
- TWO RECEPTION ROOMS
- EN SUITE TO MASTER BEDROOM

Tenure: Freehold EPC Rating: D

guide price

£320,000









Please note the marker reflects the postcode not the actual property

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Property Ref: LCR122050 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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