



**Temple Goring, Navenby, Lincoln**

**£1,350 PCM**

  
**MARTIN&CO**



# Temple Goring, Navenby, Lincoln

House - Detached

4 Bedrooms, 4 Bathroom

£1,350 PCM

Date Available: 1st August 2024

Deposit: £1,557

Unfurnished

- Four Bedroom Detached
- Double Garage
- Master with Ensuite
- Downstairs Cloakroom
- Breakfast Kitchen
- Utility Room
- Lounge and Dining Room
- Desirable Cliff Village
- EPC - C
- COUNCIL TAX - D

Four Bedroom Detached Family Home with Double Garage situated on a quiet cul-de-sac in the picturesque and highly sought after cliff village of Navenby. Benefits include an open plan breakfast kitchen with separate utility, master with ensuite and driveway parking.



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Navenby village benefits from a range of local nearby services including shops and restaurants, schooling and a bus service.

Unfortunately we cannot accept smokers on this property.  
 Length of tenancy - 12 months initial tenancy  
 Council tax band - D- North Kesteven District Council

**Broadband (estimated speeds)**

- Standard 17 mbps
- Superfast 61 mbps
- Ultrafast 1000 mbps
- Mobile (based on calls indoors)
- O2 - GOOD
- EE - GOOD
- Three - GOOD
- Vodafone- GOOD
- Satellite & Cable TV Availability - SKY & BT

**ENTRANCE HALL**

Composite front door, vinyl flooring, pendant fitting and a radiator. Wall mounted Honeywell thermostatic control, alarm control panel and under stairs storage cupboard.

**CLOAKROOM**

4'11" x 2'11"  
 Low level WC, wall mounted basin, radiator, light fitting, tiled flooring and PVC window to the front aspect.

**LOUNGE**

14'8" x 11'0" not measured into bay  
 PVC bay fronted window, carpet flooring, pendant fitting, radiator, gas feature fire with hearth and surround plus glazed double doors giving access to the dining room.

**DINING ROOM**

9'7" x 9'6"  
 French PVC doors to the rear, carpet flooring, pendant fitting and a radiator.

**KITCHEN/BREAKFAST ROOM**

16'6" x 9'8"  
 Base and eye level units with a roll edge worktop, inset stainless steel sink and drainer plus tiled splash backs. Hotpoint double oven integrated with an Electrolux gas hob and extractor over. Space for a fridge freezer and plumbing for a dishwasher. Tiled flooring, radiator, light and pendant fittings. PVC French doors to the rear and a PVC window.

**UTILITY ROOM**

9'7" x 8'1"  
 With matching base units, tiled splash backs and roll edge worktops with inset stainless steel sink and drainer. Space and plumbing for both a washing machine and tumble dryer. Tiled flooring, wall mounted Ideal Boiler with Honeywell heating and hot water controls, radiator, loft hatch access, light and extractor. PVC window to the rear and composite side door to the outside. Access via a personal door to the garage.

**STAIRS & LANDING**

Carpet flooring, pendant fitting, cylinder cupboard with storage plus loft hatch access.

**MASTER BEDROOM**

12'7" x 10'8"  
 PVC window to the front aspect, carpet flooring, pendant and spot fittings plus a radiator.



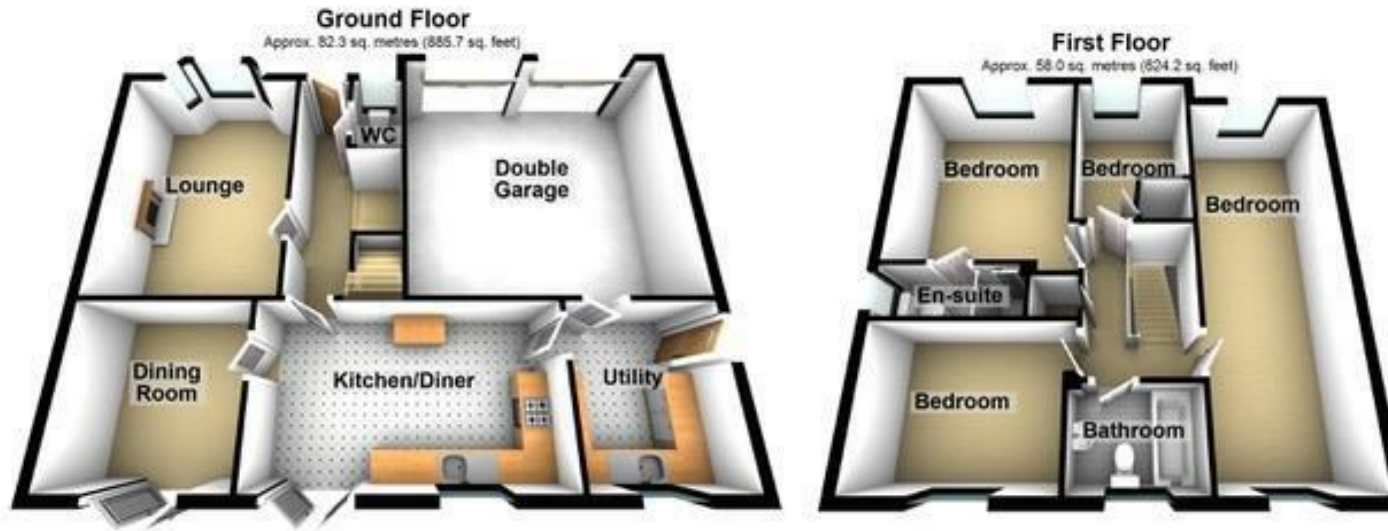
**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Total area: approx. 140.3 sq. metres (1509.9 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.