



**Top Farm Avenue, Navenby, Lincoln**

**Asking Price £265,000**

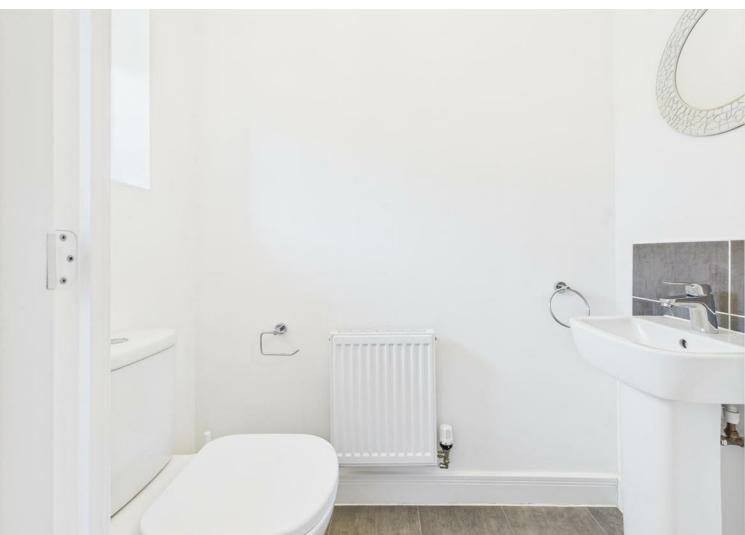
**MARTIN & CO**

Top Farm Avenue, Navenby,  
Lincoln

House - Semi-Detached  
3 Bedrooms, 2 Bathrooms

Asking Price £265,000

- Modern Semi-Detached Home
- Village Location
- Fitted Kitchen with Integrated Appliances
- Primary Bedroom with Ensuite
- Enclosed Rear Garden
- No Onward Chain
- £220PA Maintenance of Communal Green Areas
- Tenure - Freehold
- EPC Rating - B
- Council Tax Band - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B		
(69-80)	C		84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

Three bedroom semi detached family home in a quiet picturesque location within the sought after village of Navenby. Briefly comprising internally of an entrance hall with cloakroom, fitted kitchen/diner, living room, three bedrooms, primary with en-suite and a family bathroom. Externally offering an enclosed rear garden and driveway parking. Sold with no onward chain.

The much desirable and sought after Navenby 'cliff' village sits approximately 10 miles from the City of Lincoln. Being well served, the village offers a range of shops to include a butchers, bakers, pharmacy, hairdressers and tea room. Having good road links to Grantham and Newark plus a regular bus service in

and out of the village.

EPC Rating - B  
Council Tax Band - B  
Tenure - Freehold

#### Entrance Hall

Composite front door, herringbone LVT flooring, pendant fitting, radiator, Honeywell digital heating control and stairs rising to the first floor.

#### Cloakroom

5'8" x 2'9"

Low level WC, pedestal wash basin, PVC front window, vinyl flooring, radiator, light and extractor.



## Kitchen Diner

15'7" x 9'1"

Base and eye level units with laminated work surfaces, matching upstand and an inset stainless steel sink and drainer. Fully fitted with a range of appliances to include an oven, gas hob with extractor over, integrated fridge freezer and dishwasher with space and plumbing for a washing machine. PVC window to the front, herringbone LVT flooring, radiator, two light fittings and the Ideal combination boiler is housed.

## Living Room

16'3" x 10'5"

PVC window and French doors to the rear aspect, carpet flooring, radiator, two pendant fittings and an under stairs storage cupboard housing the mains consumer unit.

## Stairs / Landing

Carpet flooring, pendant fitting, radiator and access to the loft.

## Bedroom

8'11" x 6'10"

PVC window to the rear, carpet flooring, pendant fitting and a radiator. Recess for a freestanding wardrobe.

## Bedroom

9'1" x 8'11"

PVC window to the rear, carpet flooring, pendant fitting, radiator and a Honeywell digital heating control. Recess for a freestanding wardrobe.

## Ensuite

7'6" x 4'10"

Low level WC, pedestal wash basin and a double cubicle housing the mains thermostatic shower. Vinyl flooring, radiator, light and extractor.

## Bedroom

9'5" x 9'1"

PVC window to the front, carpet flooring, pendant fitting and a radiator. Recess for a freestanding wardrobe.

## Bathroom

6'9" x 5'8"

Low level WC, pedestal wash basin and a panel bath with shower head and hose attachment. PVC front facing window, vinyl flooring, radiator, light and extractor.

## Outside

To the front is a small garden being laid to lawn with a pathway leading to the front door which has a rain canopy over and light fitting. To the side is a tarmac driveway with water supply, suitable for multiple vehicles to park off road. Gated access leads to the rear garden.

The rear offers a fully enclosed garden being mostly laid to lawn with planted borders and a patio area.

## Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

## Agent Note

We have been advised by the current vendor that there is a charge of £220 per year for the maintenance of the communal green areas.



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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.

