



1 Overton Close
Navenby, Lincoln. LN5 0ES

BELL



1 Overton Close

Navenby

This is an appealing good sized detached two-bedroom bungalow (GIFA 1097 ft² / 102 m²), which has been very successfully extended and refurbished over the years to an excellent standard and conveniently possesses Solar Photovoltaic (PV) panels on the southern roof line.

The property benefits from having attractive landscaped grounds of 0.13 of an acre (sts) and stands in a prominent location on the corner of Overton Close and Chapel Lane, a very popular residential area, only a short walk away for most from Navenby High Street which forms the shopping and social hub of this delightful village.

ACCOMMODATION

Side Entrance Lobby with uPVC Double glazed main entrance door, interior obscure double-glazed door through to:

Kitchen having southerly and westerly outlooks in the grounds; attractive contemporary style fitted kitchen units comprising; work surface areas with single drainer one and a half bowl sink unit inset, concealed slimline dishwasher and refrigerator, and washing machine beneath. A brushed steel five ring gas hob to surface, cooker hood and wall cupboard space above. storage cupboard housing the Worcester gas fired boiler with pan drawers below. Tiled splash backs to all fitted work surface areas, wood style laminate flooring, coving and radiator. Glazed panelled door through to:

Hallway with built in linen cupboard coving, delft shelf and wood style laminate flooring.





Dining Room with outlook over grounds; wood style laminate flooring, radiator, ceiling and wall lights, picture rail.

Shower/Wet Room having flooring with gully to shower area, accompanying shower fitting and grab rail; pedestal wash basin and low level WC. Tiling to all walls to full height, coving, ladderback style radiator/towel rail and extractor vent.

Bedroom with westerly and northerly outlooks into the rear grounds; built in wardrobe space across one wall, coving, access to roof space and radiator.

Bedroom with a very pleasant view out over the rear garden; coving and radiator. Door through to:

En-suite Washroom having a pedestal wash hand basin, low level WC, wall mounted toiletry cabinet, tiling to all walls to full height, coving, tiled floor and radiator.

Large Sitting Room having a very pleasant view out over the enclosed rear garden and double glazed French doors providing access through to the adjoining garden with a view beyond to the front grounds. There is an attractive wall mounted contemporary design style electric fire to one wall, wall light fittings, coving, and radiator.

Family Room having a southerly outlook over the front garden and driveway, a feature vaulted canopied roof and French doors opening out onto garden driveway/patio area. Tile floor, radiator and wall light fittings.

OUTSIDE

The bungalow stands on a good sized corner plot of 0.13 of an acre (sts), with vehicular access off Chapel Lane. There is a tarmac driveway providing access to a good sized blocked paved parking area for both family and visitors, and access to the **Integral Garage** with electric up and over door, uPVC pedestrian service door to rear, fitted work surface area with cupboard space below, wall mounted photovoltaic solar panel switch gear, fluorescent lighting strip and power points.





The front garden has been very attractively landscaped with copiously stocked flowerbeds and border containing a profusion of attractive shrubs, trees and flowering plants including; yew, birch, ornamental conifer, lavender and many more. There is pedestrian access running down both the eastern and western elevations of the bungalow through to the rear good-sized garden, which has been very thoughtfully, hard landscaped having large areas of gravel covered beds with planting inset and accompanying brick raised feature beds. The garden planting includes palm trees, roses, hydrangea, ornament conifer and alpinas, to name but a few.

Set to the rear is the former semi-detached garage which is now utilised as a large **Garden Store and Workshop** with uPVC side entrance door, roof window, fluorescent lighting strip and power points. Adjoining the eastern gable end of the garage is a lean-to metal framed Greenhouse and a useful lean-to Greenhouse.

The gardens are as a whole are well enclosed with a mature well tendered copper beech hedge running down the western road frontage. **Please Note:** There is still a drop curve on Overton Close for the property, offering the possibility, if required, to reinstate the old driveway vehicular access into the grounds to the former garage, subject to an additional consent required by Lincolnshire Country Council and the highways authority, There are out door light fittings and a water tap.

Important Notice: The Solar PV panels have been installed under a lease on the southern roof elevation. Please contact the agents for more details as regards the lease terms.

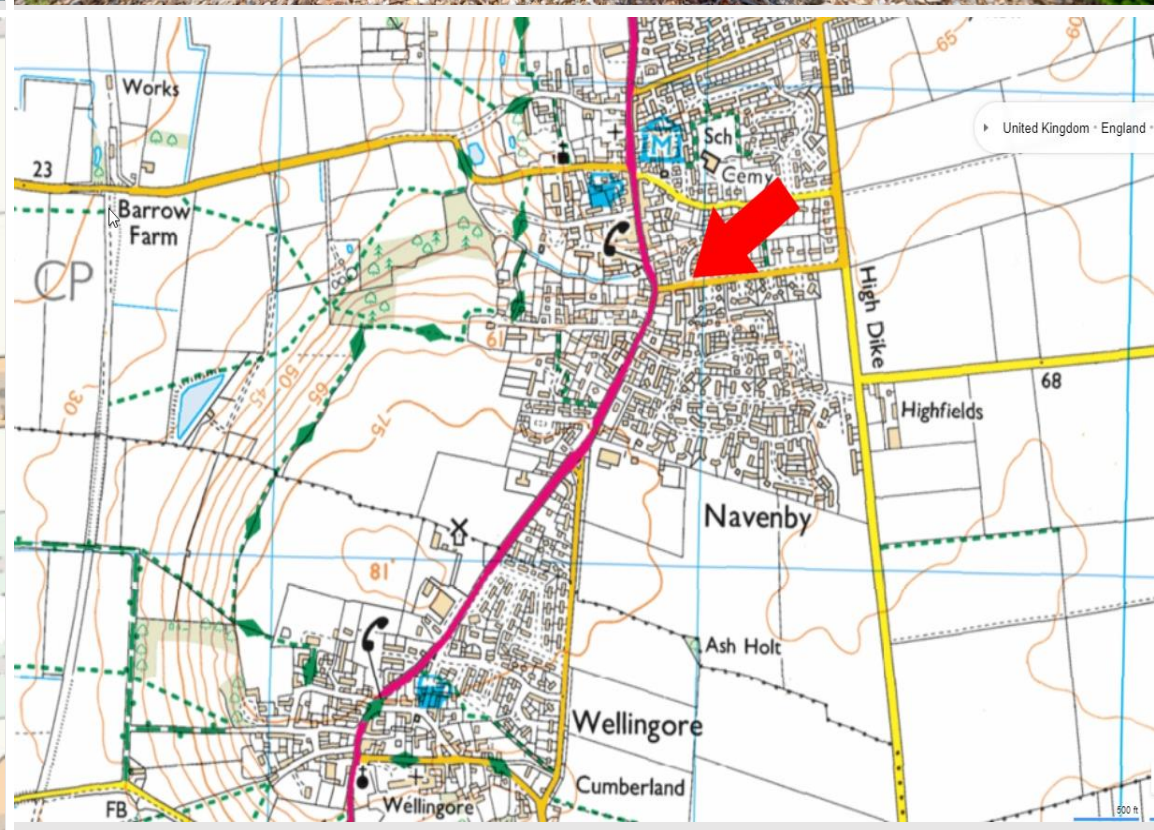
North Kesteven District Council – Tax band: C

ENERGY PERFORMANCE RATING: B

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

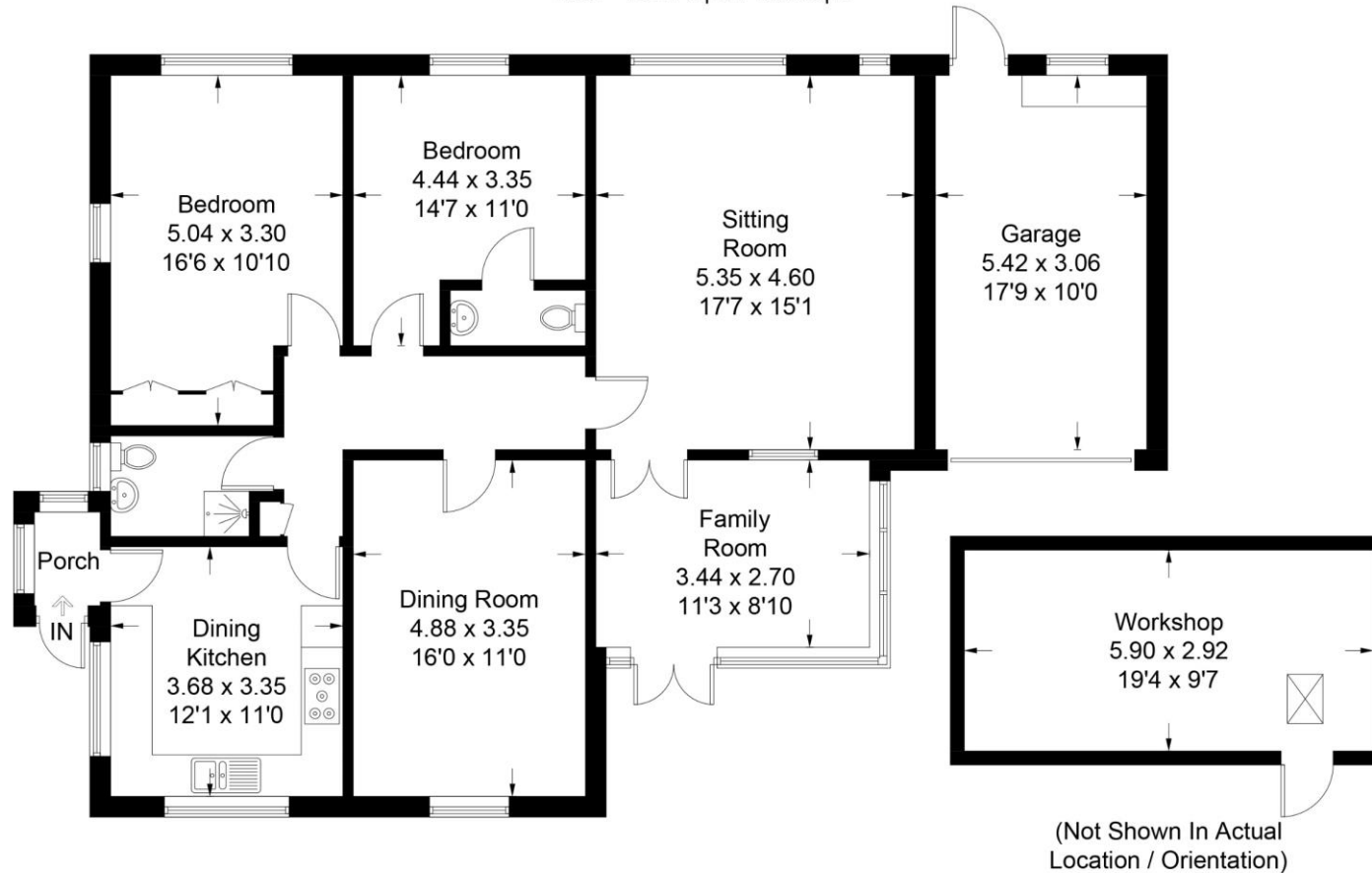
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Approximate Gross Internal Area = 110.4 sq m / 1188 sq ft
 Garage = 16.6 sq m / 179 sq ft
 Workshop = 17.1 sq m / 184 sq ft
 Total = 144.1 sq m / 1551 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

DISCLAIMER

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