



66 East Road
Navenby, Lincoln. LN5 0EP

BELL



66 East Road

Navenby

NO ONWARD CHAIN!

This is a two bedroom, detached bungalow built in 1966 undergoing extension works in 2017

The Cliff village of Navenby boasts a range of amenities which include doctor's surgery, chemist, restaurants, takeaways, public houses, supermarkets and individual shops, an antique shop, a thriving activities venue and the Grade 1 Listed St Peters Church. A good primary school with a selection of secondary schools in Sleaford, Grantham and Lincoln.

The Viking Way and Ermine Street offer options for walking, cycling and horse riding with good road connections to Grantham having fast train connections to London taking just 70 minutes, Newark, the A1 and the historic city of Lincoln just 10 miles, easily accessed via the new Eastern Bypass.



ACCOMMODATION

Entrance Lobby with uPVC obscure double glazed main entrance door and tiled floor. Open archway through to:

Large Hallway having a built in cloaks cupboard, broom cupboard and airing cupboard containing the insulated hot water cylinder and immersion heater. Access to roof space. Attractive pine panelled doors through to all adjoining accommodation.

Bedroom with a westerly outlook over the front garden; fitted wardrobe and cupboard space set around the bed head area to one wall, and radiator.



Bedroom having a westerly aspect; fitted wardrobe and cupboard space to one wall and radiator.

Bathroom having attractive contemporary appointment comprising of panelled bath to one wall with shower fitting and shower screen above, pedestal wash hand basin and low-level WC. Mermaid board style splash panelling to all walls, coving, radiator/towel rail.

Dining Room having southerly and easterly views out over the main garden, fitted shelving and radiator. Access through to adjoining lounge and

Kitchen having easterly and westerly views over the grounds; appointed to an excellent standard with a comprehensive range of fitted units base, drawer and wall units, work surface area with single drainer stainless steel sink unset and room to one side below for a laundry white good. The fitted work surface extends around the adjoining wall with a tier of three drawers, corner carousel unit and cupboard space beneath. There is a fitted Bosch four ring ceramic style hob, built-in Bosch brushed steel oven with deep pan drawers below and to one side a built in refrigerator. A further extensive area of work surface extends around two walls with a comprehensive range of drawer and cupboard space beneath and wall cupboard units above. Tiled floor with underfloor heating from the central heating system and extractor vent. Glazed panel door through to:

Utility Room with southerly aspect, a range of fitted units with work surface set across one wall with cupboard space and room for appropriate laundry white goods beneath. Wall mounted boiler cupboard housing the Worcester gas central heating boiler, tiled floor with underfloor heating. Obscure double glazed rear entrance door to garden and pine panel door through to:

Shower/Cloakroom comprising corner shower cubicle, pedestal wash basin and low level WC. Tiling to all walls to full height, tiled floor with underfloor heating and extractor vent.

Lounge having a very pleasant outlook from the picture window out over the delightful garden, mock fireplace to one wall with space for fitted electric fire, marble style back and hearth and attractive style surround; and coving. Open archway through to:

Sitting Room enjoying appealing easterly and westerly views into the gardens; offering potential as an additional bedroom or for use as a family leisure room. There is coving and radiator.





OUTSIDE

The bungalow is very discreetly located off East Road down a long shared tarmac driveway providing access to a good sized concrete driveway area providing more than adequate parking for family and visitors as well as access to the **Semi-detached Garage** with up and over door, service door to rear, light and power. Adjoining the northern elevation of the garage there is a useful greenhouse.

From the driveway there is access into the front garden which extends around the western and northern elevations of the bungalow, having an area of formal lawn and stone featured raised flowerbeds/borders containing a perfusion of attractive shrubs and flowering plants including, forget-me-nots, poppy, peonies, Iris, geranium, sedum, roses, and more.

A footpath extends down the southern elevation of the bungalow to a good size paved patio area, again with accompanying well stocked beds and borders.

The good size main garden enjoys a southerly aspect. with an area of formal lawn, accompanying flowerbeds and borders containing willow, ash, laburnum and cherry trees, English garden shrubs and a selection of flowering plants.

The garden is well enclosed and surprisingly private with mature hedging to the northern boundary and to the High Dyke boundary frontage which has a picket gate providing access out for walks into the adjoining countryside to the east of the village. There is panel fencing to the southern boundary. Exterior light fittings and an outside water tap.

North Kesteven District Council – Tax band: C

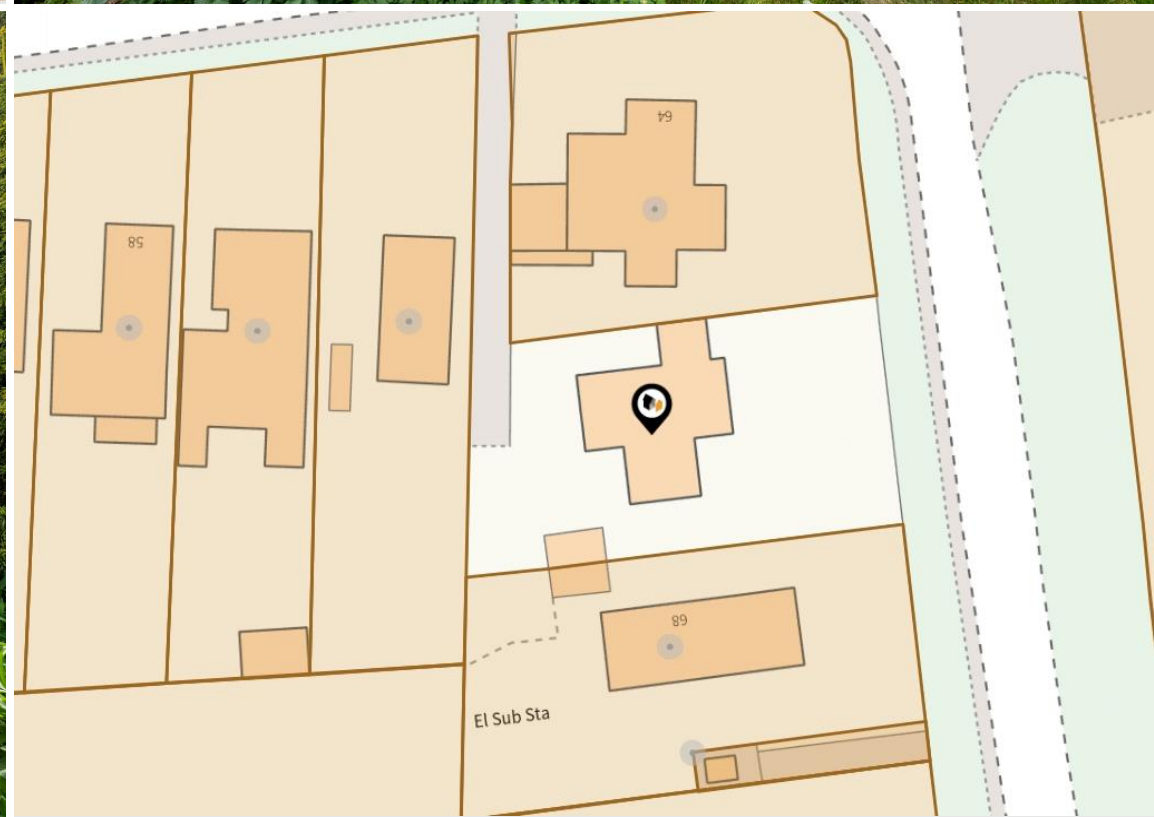
ENERGY PERFORMANCE RATING: D

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.

VIEWING: By arrangement with the agent's Lincoln Office...

43 Silver Street, Lincoln. LN2 1EH.
Tel: 01522 538888
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared 01.5.2025



66 East Road

Approximate Gross Internal Area = 106.8 sq m / 1149 sq ft
(Excluding Garage)



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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