



High Street , Navenby



£385,000

- Stone & Brick Built Semi Detached House
- Desirable Village Location
- Dining Kitchen
- Lounge & Family Room
- Four Bedrooms & Study
- Bathroom & Shower Room
- Driveway, Tandem Garage & Mature Gardens
- EPC Grade F



Stone and Brick built Semi Detached House situated in the desirable "Cliff Edge" village of Navenby which benefits from good amenities. The well presented accommodation comprises Entrance Hall, Dining Kitchen with Rayburn and pantry, Lounge, Family Room, Downstairs Bedroom & Shower Room, Landing, Three further Bedrooms, Study and Bathroom. The property benefits from Driveway, Tandem Garage & Enclosed Good Sized Mature Rear Garden.

Entrance Hall

Door to side aspect and tiled flooring.

Lounge 7m x 3.8m (23.1ft x 12.4ft)

Four windows to front aspect, beams, two radiators, coving to ceiling and feature brick built fireplace.

Dining Kitchen 6.1m x 3.6m (19.9ft x 11.9ft)

Window to rear aspect, double doors to Living Room, door accessing stairs to first floor and built in pantry. Fitted with a range of wall and base units with work surface over and drainer sink unit. Fitted oven, four plate hob with extractor hood over and solid fuel Rayburn cast iron central heating cooker. Part tiled walls and tiled flooring.



Family Room 6.8m x 3.7m (22.4ft x 12.3ft)

Door and two windows to side aspect. Belfast sink. Built in storage cupboard.

Downstairs Bedroom 4 3.8m x 2.2m (12.6ft x 7.2ft)

Two sky light windows to side aspect and radiator.

Shower Room 2.7m x 1.5m (8.7ft x 4.8ft)

Window to side aspect. Fitted with a low level wc, wash hand basin, shower enclosure with shower appliance and part tiled walls. Tiled flooring and radiator.

First Floor Landing

Radiator and loft access.

Bedroom One 3.9m x 3.7m (12.7ft x 12.2ft)

Dual aspect with two windows to front aspect and window to side aspect. Coving to ceiling.

Bedroom Two 3.9m x 3.1m (12.7ft x 10.1ft)

Two windows to front aspect and built in airing cupboard housing hot water cylinder.

Bedroom Three 2.6m x 2.2m (8.6ft x 7.1ft)

Window to rear aspect and coving to ceiling.



Study 2.6m x 1.7m (8.6ft x 5.7ft)

Window to rear aspect.

Bathroom 3.6m x 2m (11.9ft x 6.5ft)

Window to rear aspect. Fitted with a low level wc, wash hand basin with vanity unit, double shower cubicle with mains shower appliance and rainfall shower head and panelled bath. Chrome heated towel rail and part tiled walls.

Outside

To the side of the property is a driveway leading through to the Tandem Garage via gated access. There is also a car port with storage. To the rear of the property is a good sized enclosed mature garden with pond, fruit trees and a wide variety of plants and shrubs.

Tandem Garage 9.3m x 3.1m (30.6ft x 10.3ft)

Up and over door, power and lighting and mechanics inspection pit.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





GROUND FLOOR
974 sq.ft. (90.5 sq.m.) approx.



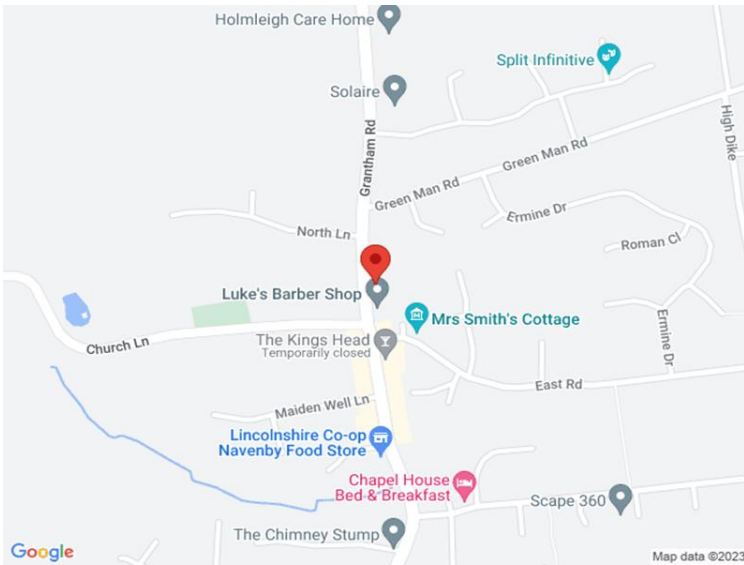
1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



HIGH STREET, NAVENBY LN5 0EN

TOTAL FLOOR AREA : 1529 sq.ft. (142.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F	29 F	
1-20	G		



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