



Renigade
Navenby, Lincoln

BROWN & CO



Renigade, Crossfield Lane, Navenby, Lincoln, LN5 0JW

Located in a quiet cul-de-sac within the highly sought-after cliff edge village of Navenby, this detached bungalow offers well-presented and versatile accommodation.

The property comprises a recently fitted kitchen, living room, inner hallway/study area, principal bedroom with en-suite, a further double bedroom and family bathroom. A useful loft room provides additional flexible space.

Outside, there is a driveway leading to a detached single garage and a private, enclosed courtyard garden to the rear.



ACCOMMODATION

Ground Floor

Kitchen

Front entrance door, double glazed window to front, sink with drainer integrated to preparation work tops, matching base and eye level storage units, breakfast bar, integrated oven, hob with extractor hood over, integrated dishwasher and fridge freezer, tiled splash backs, radiator.

Hallway

Stairs rising to loft room, radiator.

Living Room

Double glazed windows to front and side, sliding patio doors to front, radiator.

Bedroom One

Double glazed window to side, fitted wardrobes, radiator.

En Suite

Walk in shower enclosure, fully tiled walls and flooring, heated towel rail.

Bedroom Two

Double glazed window to side, radiator.

Bathroom

Double glazed window, bath with wall mounted shower unit over and glazed shower screen, vanity wash basin and WC unit, tiled walls and flooring, radiator.

First Floor

Loft Room

Providing useful storage space and with Velux window and radiator.

Outside

To the front is a driveway which leads to a single detached garage and a lawned area. To the rear is an enclosed paved garden.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band B

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 1000 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

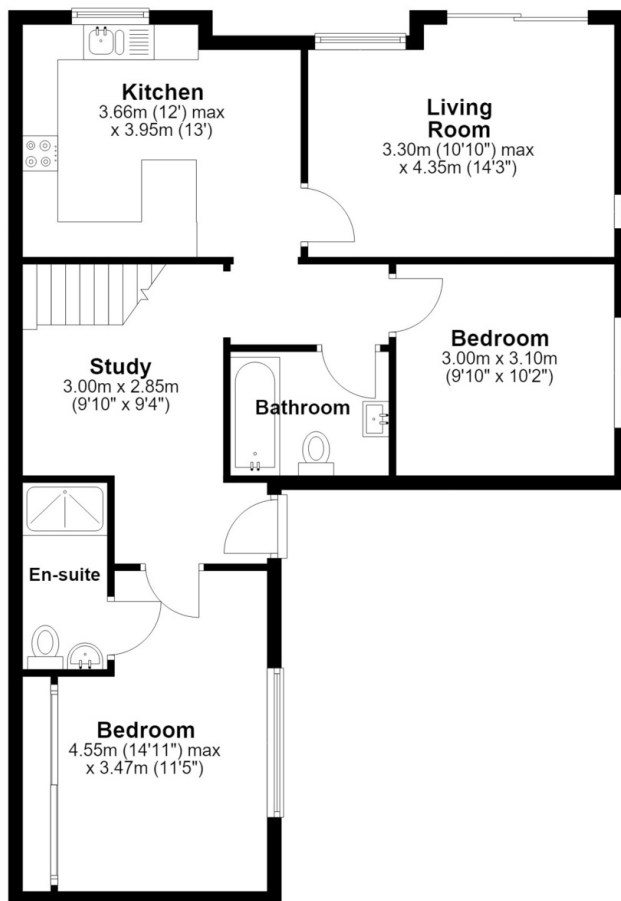


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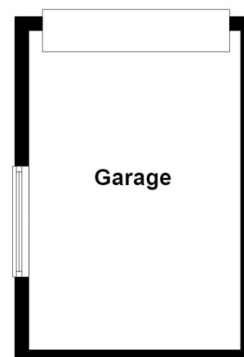
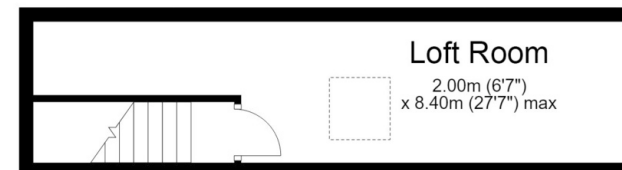
Ground Floor

Approx. 87.4 sq. metres (940.7 sq. feet)



First Floor

Approx. 16.8 sq. metres (180.8 sq. feet)



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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