



The Gleanings, Navenby



£225,000

- Semi-Detached House
- Popular Village Location
- Three Bedrooms
- Two Reception Rooms
- Single Garage & Driveway
- NO ONWARD CHAIN
- Freehold
- EPC rating C



Entrance Hall

15'11" x 12'5" (4.9m x 3.8m)

With stairs leading to the first floor.

Lounge

15'11" x 12'5" (4.9m x 3.8m)

With a bay window to the front aspect and radiator.

Dining Room

9'4" x 7'4" (2.8m x 2.2m)

With sliding doors leading to the rear garden.

Kitchen

9'4" x 7'8" (2.8m x 2.3m)

With a window to the rear aspect, a door leading to the side of the property, A range of wall and base level units with worktops, integrated oven and hob with extractor over, sink with drainer unit and mixer tap.

Landing

With stairs leading to the ground floor.

Bedroom One

11'1" x 8'7" (3.4m x 2.6m)

With a window to the front aspect, fitted wardrobe and a radiator.



Bedroom Two

9'5" x 8'7" (2.9m x 2.6m)

With a window to the rear aspect, cupboard space and a radiator.

Bedroom Three

7'8" x 6'5" (2.3m x 2m)

With a window to the front aspect and a radiator.

Bathroom

6'6" x 6'5" (2m x 2m)

With a window to the rear aspect, low level wc, wash hand basin, panelled bath with shower over and radiator.

Outside

To the front of the property is a driveway and garage with a path leading to the entrance door. To the rear is an enclosed lawned garden with a small patio.

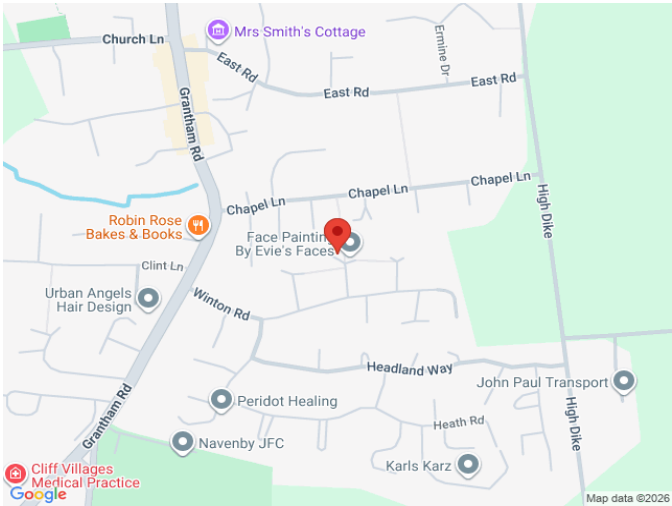
Agents Note

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Floorplan



Whilst every attempt has been made to ensure the accuracy of this floorplan, the measurements are approximate and should not be relied upon for any legal or financial purposes. The floorplan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The layout, fixtures and fittings shown may not reflect the actual state of the property as it may be altered or modified without notice. Please refer to the property for further details.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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