



- 75% Shared Ownership Available
- Well-Presented Throughout
- En-Suite To Master Bedroom
- Private Enclosed Rear Garden

- Three Bedroom Semi-Detached Home
- Sought After Village Location
- Perfect First Time Buy
- Two Parking Spaces

Top Farm Avenue, Navenby, LN5 0FN
£275,000





75% Shared Ownership Available! Starkey&Brown is delighted to offer for sale this 3 bedroom semi-detached house in the ever popular cliff village of Navenby. Accommodation briefly comprises of an entrance hall, a downstairs WC, a lounge and a kitchen diner with French doors leading to garden and ample space for family dining. Rising to the first floor there are 3 bedrooms, with the master bedroom benefitting from an en-suite shower room and an family bathroom. To the rear of the property there is a private enclosed garden with lawn and patio areas. To the side there is off street parking for 2 vehicles. Top Farm Avenue is positioned with easy reach to nearby village amenities such as sought after schools, local shops, a doctors surgery and scenic surroundings and countryside views with great walking routes on Viking Way, excellent connections to Lincoln, Sleaford and Newark with a regular bus service to and from the Cathedral city of Lincoln. Council tax band: B. Freehold.



uPVC door leading into:

Entrance Hall

A staircase rising to the first floor, carpeted, and a radiator. Access to:

Lounge

16' 4" x 10' 5" (4.97m x 3.17m)

A uPVC double-glazed window to the front and side aspects, carpeted and a radiator.

Kitchen Diner

16' 2" x 12' 7" (4.92m x 3.83m)

A range of wall and base units with countertops, a uPVC double-glazed window to the front and side aspects, French doors leading to the garden. Boiler cupboard, space and plumbing for a washing machine, tumble dryer, stainless steel sink with mixer tap, an electric oven with a 4-ring gas hob with overhead extractor fan, space for a fridge freezer, an under-stairs storage cupboard, ample space for a dining table, laminate flooring, a radiator and LED spot lights.

Downstairs WC

Double-glazed frosted window to the front aspect, a low-level WC, a wash hand basin, laminate flooring, and a radiator.

First Floor Landing

Carpeted. Access to bedrooms and bathroom.

Bedroom 1

12' 8" x 10' 7" (3.86m x 3.22m)

A uPVC double-glazed window to the front aspect, carpeted, a radiator, and an overstairs storage cupboard. Access to:

En-Suite

A frosted window to the front aspect, a 3-piece suite comprising a low-level WC, a wash hand basin, a walk-in shower cubicle, laminate flooring, a vertical radiator, an extractor fan, and part-tiled walls.

Bedroom 2

11' 0" x 9' 7" (3.35m x 2.92m)

A double-glazed window to the front aspect, carpeted, and a radiator.

Bedroom 3

7' 10" x 7' 3" (2.39m x 2.21m)

A double-glazed window to the side aspect, carpeted, and a radiator.

Family Bathroom

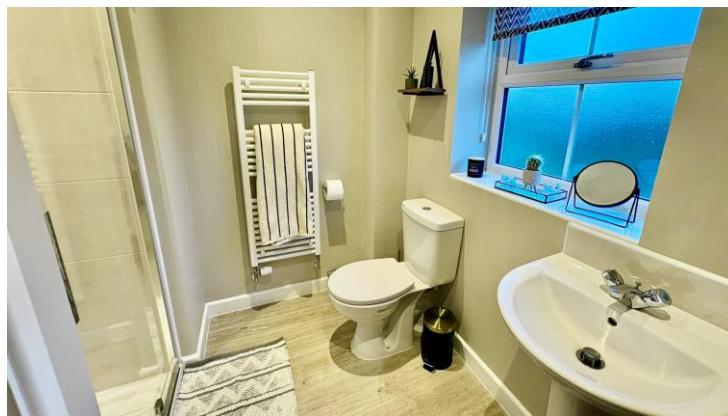
A frosted window to the side aspect, a 3-piece suite comprising a low-level WC, a wash hand basin, a panelled bath with an overhead shower, partially tiled walls, laminate flooring, a radiator, and an extractor fan.

Outside Front

Gate leading to the rear garden. Driveway parking for 2 vehicles.

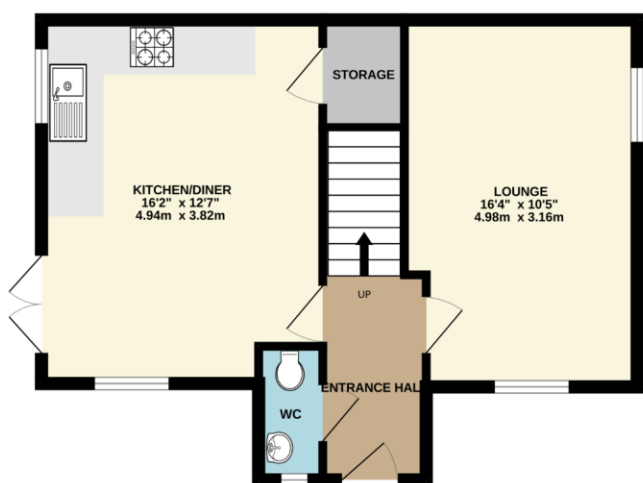
Outside Rear

A Fenced surround, mostly laid to lawn with a patio area and outside tap.

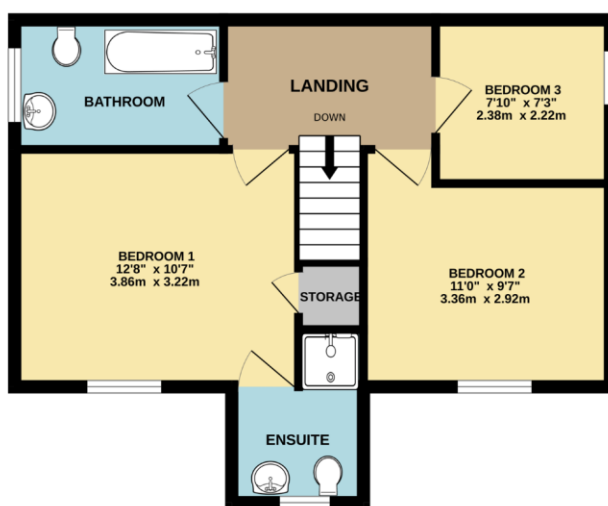




GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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